



Minutes of the 277th Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 03.10.2023 and 04.10.2023 under the Chairmanship of Sh.V. K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006

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

The Minutes of 276th meeting were discussed and approved. In this meeting 29nos. of agenda projects, received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

Sr. No.	Name	Designation
1.	Sh.Prabhaker Verma (Attended through VC)	Member
2.	Dr.Vivek Saxena, IFS (Attended through VC)	Member
3.	Sh. Rajbir Bondwal, IFS (Rtd). (Attended through VC)	Member
4.	Dr.Sandeep Gupta (Attended physically on 03.10.2023 and through VC on 04.10.2023)	Member
5.	Sh.Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana	Member Secretary
6.	Sh.Rajender Parshad from Directorate of Mines and Geology Department, Haryana (for mining cases)	Assistant Mining Engineer

277.01 EC for Proposed Expansion cum modification of Residential Plotted Colony "Marbella" in the revenue estate of Village Maidawas, Sector - 65 & 66, Gurugram Manesar Urban Complex, Haryana by M/s Emaar India Limited

Project Proponent : Sh. Shishir Lal
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/438443/2023 dated 08.08.2023 for obtaining **Expansion cum modification of Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 298746 dated 08.06.2023.



Table 1 – Basic Details

Project Name: EC for Proposed Expansion cum modification of Residential Plotted Colony “Marbella” in the revenue estate of Village Maidawas, Sector–65 & 66, Gurugram Manesar Urban Complex, Haryana by M/s Emaar India Limited (Formerly Emaar MGF Land Limited),

Sr. No.	Particulars	Area as per EC	Revision cum Modification (m ²)	Total Area (m ²)
1.	Online Proposal no.	SIA/HR/INFRA2/438443/2023		
2.	Latitude	28°23'49.92"N		
3.	Longitude	77° 3'43.03"E		
4.	Detail of Scrutiny fee	DD No.298746 dated 08.06.2023 amount Rs.2,00,000/-		
5.	Plot Area	109.069 Acres /441385.50 Sqm	Total area of the License = 107.919 acres Additional Application on = 4.00625 acres De-license area = 1.025 acres Proposed Area for NILP Migration =16.35625 acres	382605.99 (94.544 Acre)
6.	Proposed FAR	-	-	446128.91 Sqm
7.	Non FAR Area	-	-	187691.61 Sqm
8.	Total Built Up area	453615.98 Sqm	180204.54 Sqm	633820.52 Sqm
9.	Total Green Area with Percentage	133298.42(30.2 %)	-17234.59	115547.01 (30.2% of total project area)
10.	Rain Water Harvesting Pits	110 pits	-	110 Pits
11.	STP Capacity	1340 KLD	160 KLD	1500 KLD
12.	Total Parking	981 ECS	1182 ECS	2163 ECS
13.	Total Population			16384
14.	Organic Waste Converter			02 Nos.
15.	Power Requirement	17.5 MVA	-8.5425 MVA	8.9575 MVA
16.	Power Backup	-	-	Total 5 Nos of DG sets of total capacity 9010 kVA = (1 x 1010kVA + 4 x 2000 kVA)
17.	Total Water Requirement	1628 KLD	309 KLD	1937 KLD
18.	Domestic Water Requirement	834 KLD	36 KLD	870 KLD
19.	Fresh Water Requirement	834 KLD	36 KLD	870 KLD
20.	Total treated Water	-	-	1067 KLD
21.	Waste Water Generated	934 KLD	251 KLD	1185 KLD
22.	Solid Waste Generated	6260 kg/day	-	6260 kg per day



23.	Biodegradable Waste	3903 kg/day	-	3903 kg/day
24.	OWC Capacity	-	-	07 nos.
25.	Maximum height	39 m	-	39 m
26.	Total No. of Plot	652	46	698
27.	General Plot	522	-139	383
28.	NPNL Plot	0	175	175
29.	EWS Plot	130	10	140
30.	No. of Floors Residential	-	-	S+4
31.	Total Cost of the project:			Rs 1053.5758 Crore
32.	EMP Budget			Rs. 2489.5 Lakh
33.	Incremental Load in respect of:	i) PM _{2.5}		0.719 µg/m ³
		ii) PM ₁₀		1.25µg/m ³
		iii) SO ₂		2.20 µg/m ³
		iv) NO ₂		3.75µg/m ³
		v) CO		0.229 mg/m ³
34.	Construction Phase:	i) Power Back-up		1 x 500 kVA
		ii) Water Requirement & Source		10 KLD
		iii) STP (Modular)		10 KLD
		iv) Anti-Smoke Gun		1 Nos

The case was taken up in 277th meeting held on 04.10.2023 The PP/Consultant presented the case before the committee. During presentation, some observations were raised and PP submitted the reply of observations vide letter dated 04.10.2023(**copy attached**). The PP also submitted an affidavit (**copy attached**), the details of the same are reproduced below:

- The project comprises of three licenses namely 97 of 2010, 41 of 2011 and 101 of 2023. Since the last license was issued in 06.05.2023 (after the company's name named changed from M/s Emaar MGF Land Limited to M/s Emaar India Limited vide MCA letter dated 07.10.2020), hence its' carries the name M/s Emaar India Limited. Since the layout was first approved on 26.04.2011, hence the updated layout also has name of M/s Emaar MGF Land Limited.
- That our project is expansion cum modification in which 16.00 acres of land is being surrendered and 4 acre new land is added to the project. But the green area of 30.3percent remains same as given in the earlier EC.



- That the projects had earlier received License from the Directorate of Town & Country Planning, Haryana vide license no. 97 of 2010 (renewed and valid up to 17.11.2023) and vide license no. 41 of 2011 (renewed and valid up to 03.05.2024).The newly received license no. 101 of 2023 dated: 06.05.2023 (valid up to 05.05.2028) from DTCP Haryana with additional land measuring 4.00625 acres in addition previous two cases for area 94.544 Acre (after deducting 1.025 acres area de-licensed in principle and 16.35625 acres area migrated for development of residential colony under NILP).
- That we have obtained in principle approval for crossing services through revenue rasta and we have also submitted the requisite fees and documents as per the letter.

The PP has also obtained CCR from office of RO, MOEF&CC Chandigarh and also submitted Action Taken Report to their office through email dated 20.01.2023 which was also discussed during the meeting. The ATR along with comments from SEAC is as follows:

S. No	Non-Compliance	Action taken	Remarks By SEAC														
1.	PP has provided valid copy of CTE and also reported concentration of PM10 and PM2.5 higher than the permissible limit in AAQM data. (Cp. Condi. - 1 & 9 and Op. condi. - t)	The concentration of PM10 and PM2.5 in the ambient air is higher than the permissible limit in the Gurugram region. Thus the value is coming higher.	Agreed.														
2.	Non-Compliance: PP has not provided construction status of the RWH pits, their location map, cleaning schedule, details of the persons responsible for maintenance and fund earmarked for their maintenance. (Cp. Condi. - 18 and Op. condi. - i)	110 Nos. of RWH pits had been constructed at project site and RWH location in map is attached as Annexure-II . Cleaning schedule of RWH is attached as Annexure-III . Mr. Aftab Singh (Assistant Engineer) from PP is responsible for maintenance and fund earmarked for maintenance of RWH.	PP has submitted details and documents showing the compliance of the condition. After going through the reply it was found that PP has complied with the condition.														
		<table border="1"> <thead> <tr> <th rowspan="2">Description</th> <th>Expense done (Lakhs)</th> <th>Cumulative Cost till date (2016-2022)</th> </tr> <tr> <th>Year wise/Average</th> <th>Cost in Lakhs</th> </tr> </thead> <tbody> <tr> <td></td> <td>CFM Cost/Year</td> <td>Total</td> </tr> <tr> <td></td> <td>Total</td> <td></td> </tr> <tr> <td>Rainwater Harvesting System</td> <td>7.69</td> <td>53.83</td> </tr> </tbody> </table>	Description	Expense done (Lakhs)	Cumulative Cost till date (2016-2022)	Year wise/Average	Cost in Lakhs		CFM Cost/Year	Total		Total		Rainwater Harvesting System	7.69	53.83	
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Rainwater Harvesting System	7.69	53.83															
3.	Non-Compliance: PP has not submitted the copy of affidavit regarding not to use ground water for construction purpose and also not submitted copy of permission from local Authority/HUDA regarding provision of storm drainage and sewerage system including their integration with external services. (Cp. Condi. - 25 & 36)	Copy of affidavit regarding not to use ground water at project site is attached as Annexure- IV . Water & Sewerage bill from local Authority/GMDA is attached as Annexure-V .	PP has submitted affidavit regarding not to use ground water for construction purpose. PP also submitted Water & Sewerage bill from local Authority/GMDA. After gone through the reply the PP has complied with the condition.														



4.	Non-Compliance: PP has not submitted valid copy of CTO, copy of feasibility report of installation of STP and copy of certificate by independent expert. <i>(Op. condi. - a & b)</i>	Copy of CTO is attached as Annexure-VI . Copy of work order & Completion certificate of STP is attached as Annexure-VII .	PP has submitted the documents showing the compliance of the condition.
5.	Non-Compliance: PP has not provided the details of the plantation and area covered under green belt. <i>(Op. condi. -g)</i>	Details of area covered under green belt/green covered and details of the trees planted at project site is attached as Annexure-VIII .	PP has submitted the detail showing the compliance of the condition.
6.	Non-Compliance: PP has not submitted ground water level and its quality monitoring data. <i>(Op. condi. -j)</i>	Ground water level and its quality monitoring data will be submitted during SEAC Meeting.	PP has submitted the detail showing the compliance of the condition.
7.	Non-Compliance: PP has not provided the details of the OWC installed at project site, adequacy report and records of the organic waste processed through OWC. <i>(Op. condi. - n)</i>	Work order for Solid/Dry Waste Collection & Wet Waste is attached as Annexure-IX . Records of the organic waste produced will be submitted during SEAC Meeting.	PP has submitted the detail showing the compliance of the condition. After gone through the reply the PP has complied with the condition.
8.	Non-Compliance: PP has not submitted copy of agreement with authorized vendor to dispose of the different waste i.e. solid, HW etc. generating at project site. <i>(Op. condi. - s)</i>	Copy of agreement with authorized vendor to dispose of the different waste is attached as Annexure- X .	PP has submitted the documents showing the compliance of the condition.
9.	Non-Compliance: Only June-2021 SMCR has been observed in office records w.r.t. last 03 years and also not provided link of company website where copy of EC and six monthly compliance reports has been uploaded for public awareness. <i>(Gen. condi. - ii, vii & xvii)</i>	Receiving of SMCR w.r.t. last 03 years are attached as Annexure- XI . Link of company website is given as https://in.emaar.com/en/	PP has submitted the documents showing the compliance of the condition.
10.	PP has not submitted the copy of corporate environmental policy and details of fund allotted for environmental protection measures along with year wise utilization details. <i>(Gen. condi. - x & xi)</i>	Copy of corporate environmental policy is enclosed as Annexure XII . Details of fund allotted for environmental protection measures along with year wise utilization details is enclosed as Annexure XIII .	PP has submitted the documents showing the compliance of the condition.
11.	PP has not submitted copy of PUC of the vehicles working at project site and environmental statement in the Form-V. <i>(Gen. condi. - xiii & xviii)</i>	Copy of PUC of the vehicles working at project site is enclosed as Annexure XIV . Copy of submitted Environmental statement in the Form-V is enclosed as Annexure XV .	PP has submitted the documents showing the compliance of the condition.

PP further submitted the EMP details of the project which is as under:

Table 2 - EMP Details

Description	During Construction Phase			During Operational Phase		
	Expense done (till now) (In Lakhs)	Expense to be done		Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
		Capital Cost (In Lakhs)	Recurring Cost (In Lakhs)			
Sanitation and Wastewater Management (Modular)	385.00	50.0	25.0	Waste Water Management	100.0	200.0



STP)				(Sewage Treatment Plant)		
Garbage & Debris disposal	50.00	20.0	10.0	Solid Waste Management (Dust bins & OWC)	110.0	90.0
Green Belt Development	421.17	10.0	5.0	Green Belt Development	50.0	100.0
Air, Noise, Soil, Water Monitoring	7.50	0.00	7.0	Monitoring for Air, Water, Noise & Soil	0.00	10.0
Rainwater harvesting system	53.83	50.0	10.0	Rainwater harvesting system	0.00	50.0
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	55.00	50.0	50.0	DG Sets including stack height and acoustics	80.0	60.0
Medical cum First Aid facility (providing medical room & Doctor)	30.00	50.0	70.0	Energy Saving (Solar Panel system)	70.0	80.0
Storm Water Management (temporary drains and sedimentation basin)	30.00	30.0	20.0			
Total	1032.50	260.00	197.00	Total	410.00	590.00

Total Project Cost: Rs.1053. 5758 Crore
Total EMP Expense done (till now):1032.50 Lakh
Total EMP Cost Proposed: Rs.1457 Lakh
Total EMP Cost Rs.2489.5 Lakh

A detailed discussion was held on the documents submitted regarding Observation of SEIAA, certified compliance report, ATR of non complied points to RO MoEF&CC, approval of building plans, License, Status of construction, Green area. The PP submitted the Wildlife conservation Management 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.

It is further submitted by PP that earlier EC dated 24.12.2013 was in the name of M/s Emaar MGF land limited and later on license no 101 of 2023 was issued in favour of Rudraksha Realtors Pvt. Ltd. and others in collaboration with Emaar India Ltd. by DTCP, Haryana. The PP has further submitted permission dated 29.09.2023 for laying/crossing of infrastructure services under the Revenue Rasta.

The reply alongwith the documents was placed before the committee and committee considered the reply. After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case should be recommended to the SEIAA for granting Environmental Clearance to Rudraksha Realtors Pvt. Ltd. and others in



collaboration with Emaar India Ltd. (as per the license issued by DTCP vide letter No. LC-2169-O-JE (DS)-2023/13638 dated 09.05.2023) under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
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 EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
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 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.
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 dumping site.
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 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 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 expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.



10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
11. The PP shall not carry any construction above or below the Revenue Rasta without any permission from competent authority.
12. The PP shall keep the ROW below the HT Line passing through the project, if any.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking 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. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
15. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP may provide electric charging stations to facilitate electric vehicle commuters.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
21. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 115547.01 (30.2% of total project area) shall be provided for green area development.**
22. **The PP shall provide Solar power as per HAREDA norms.**
23. **110 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
24. The PP shall install **01 number of Anti Smog Guns** at the project site.

A. Statutory Compliance:

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



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

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust



- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

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



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

III Noise Monitoring and Prevention

- i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB /SPCB.
- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.



- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

IV Energy Conservation Measures

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

V Waste Management

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



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

VI Green Cover

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

VII Transport

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



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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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



X Miscellaneous

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



Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

277.02 EC for Jainpur Stone Mining Project (Minor Mineral), at Near Village Jainpur, Tehsil Narnaul, District Mahendragarh, Haryana by M/s Govinda Gopal Infra Solutions Private Limited

Project Proponent : Shri Sachin Jain
Consultant : Overseas Min-Tech Consultants Pvt. Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/MIN/435662/2023 dated 15.07.2023 for obtaining **Environment Clearance** under Category 1(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No. 386951 dated 07.02.2023.

The case was taken up in 277th meeting held on 03.10.2023. PP/Consultant presented the case before the committee. During the presentation, after going through the documents submitted by the PP, the committee discussed the case and raised following observations:

1. The PP shall submit valid Accreditation Certificate of the consultant
2. The PP shall submit the coordinates of the project site.
3. The PP shall submit revised/tangible EMP budget as per the local demand raised during the Public Hearing.
4. The PP shall submit revised CSR Budget
5. The PP shall submit valid/approved District Survey Report
6. The PP shall submit the Aravali NoC
7. The PP shall submit the Forest NOC
8. The PP shall submit affidavit that no ground water shall be extracted
9. The PP shall submit the status of Wildlife Conservation Plan
10. The PP shall submit the copy of agreement made with STP to meet out the water demand at the project site.
11. The PP shall submit the Green Belt development plan with time schedule along with location of Plantation alongwith list of species to be planted in the Green Belt
12. The PP shall submit an affidavit regarding the litigations pending against the project site, if any.
13. Proponent shall submit approved/valid Mining Plan
14. The PP shall submit the CA certificate regarding Project Cost.
15. The PP shall specify the quantum of demand as per ToR points and ATR thereof.
16. The PP shall submit the affidavit that will not impact the health of habitat in the first year.
17. The PP shall submit OHS details as well as scope thereof.
18. The PP shall submit the tangible RR plan
19. The PP shall submit revised EIA statement



20. The PP shall increase the amount proposed in CSR upto 2% as per mining norms.
21. The PP shall submit affidavit regarding gas pipe way out
22. The PP shall submit clear google image data of the project site.
23. The PP shall clarify that no forest land is involved on the project site.
24. The PP shall submit RWH details of the project site
25. The PP shall submit chronology of the project in the form of affidavit
26. The PP shall submit KML file of Air Quality Monitoring Station
27. The PP shall an affidavit giving the expenditure occurred on maintaining the road
28. The PP shall submit the affidavit that cart track shall not be changed.

The committee directed the PP to submit reply of above said observations within 15 days so that their case be taken up accordingly.

277.03 EC for Group Housing Project in the revenue estate of village Sikohpur, Sector-77, Gurugram and Haryana by M/s Jan Priya Buildstate Pvt. Ltd

Project Proponent : Sh. Sibasis Bhattacharya
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/436421/2023 dated 29.07.2023 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.020676 dated 21.04.2023.

Table 1 - Basic Detail

Name of the Project: Environmental Clearance for the Proposed Group Housing Project in sector-77,Gurugram, Haryana developed by M/s Jan Priya Buildstate Pvt. Ltd.				
Sr. No.		Existing (OC granted & Constructed area)	Proposed Area	Total (Existing + Proposed)
Online Proposal no. SIA/HR/INFRA2/436421/2023				
1.	Latitude	28°22'51.65"N		
2.	Longitude	76°58'46.16"E		
3.	Detail of Scrutiny fee	DD No. 020676, dated 21.04.2023, Rs. 2,00,000/-		
4.	Plot Area	66,934.49 m ²	-	66,934.486 m ² / 16.54 Acres
5.	Net Plot Area	-	-	61,245.066 m ² / 15.133 Acres
6.	Proposed Ground Coverage	8,399.25m ²	2,765.49 m ²	11,164.734 sqmt
7.	Proposed FAR	92,370.24 m ²	26,483.61 m ²	118853.85 sqmt



8.	Non FAR Area	30,011.04 m ²	31,640.34 m ²	61,651.381 sqmt
9.	Total Built Up area	1,22,381.28 m ²	58,123.95 m ²	180505.231 sqm
10.	Total Green Area with Percentage	15,288.53 m ²	5,914.37 m ²	23438.49 sqm (38.27%)
11.	Rain Water Harvesting Pits	17 Nos	04 Nos.	21 Pits
12.	STP Capacity	550 KLD	125 KLD	675 KLD
13.	Total Parking	1850 ECS	904 ECS	2770 ECS
14.	Organic Waste Converter	-	-	03 Nos.
15.	Maximum Height of the Building (m)	-	-	98.1 m
16.	Power Requirement	-	-	5,420 KVA (4,878 KW) will be supplied by DHBVN.
17.	Power Backup	1010 KVA + 308 KVA	1000 KVA + 500 KVA	Total 4 nos of DG Sets having total capacity of 2,818 KVA (1×1,010 KVA+1×308 KVA+1×1,000 KVA + 1×500 KVA)
18.	Total Water Requirement	637	140 KLD	777 KLD
19.	Domestic Water Requirement	-	-	448 KLD
20.	Fresh Water Requirement	365	83 KLD	448 KLD
21.	Treated Water	-	-	329 KLD
22.	Waste Water Generated	481	100 KLD	581 KLD
23.	Solid Waste Generated	2186	716 KLD	2,902 Kg/day.
24.	Total Population	4754	1730	6484
25.	Biodegradable Waste	-	-	1742 kg/day
27.	Number of Towers	12	02	14
28.	Number of floors			25
29.	Dwelling Units	616	175	791
30.	EWS Units	156	-	156
31.	Servant Units	90	-	90
32.	Basement			03
33.	R+U Value of Material used (Glass)	-	-	U Value: 5.5 w/sqm k & SHGC: 0.9
34.	Total Cost of the project:	632.70 Cr	98.63 Cr.	731.33 Cr
35.	EMP Budget	-	-	Existing EMP budget: Rs. 787.268 Lakhs Proposed EMP budget: Rs. 935.00 Lakhs
36.	Incremental Load in respect of:		i) PM _{2.5}	1.8809 µg/m ³
			ii) PM ₁₀	2.95633 µg/m ³
			iii) SO ₂	7.2908 µg/m ³
			iv) NO ₂	4.47053 µg/m ³



		v) CO	0.000901 mg/m ³
37.	Construction Phase:	Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		Water Requirement & Source	Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
		STP (Modular)	1 Nos of 5 KLD
		Anti-Smog Gun	01 Nos of Anti-smog gun

The case was taken up in 277th meeting held on 04.10.2023. The PP/Consultant presented the case before the committee. The PP submitted the reply of observations raised in 277th meeting vide letter dated 04.10.2023 (**copy attached**). The PP also submitted an affidavit (**copy attached**) the details of which are reproduced below:

- That we have been granted earlier Environmental Clearance for our proposed Group Housing Project at Village- Sikohpur, Sector-77, Gurugram and Haryana "for total built-up area of 1,48,935.353 m² and 66,934.486 m²/ 16.54 Acres vide letter no. SEIAA/HR/2012/257 dated 30/08/2012. The same is not valid at present.
- We have already developed some activities such as residential towers (1-12), EWS tower, and community Building and convenient shopping. The total built-up area of residential towers (1-12), EWS tower and community building is 1,21,644.176 sqm.
- We have also obtained part occupational certificate for residential towers (1-12), EWS tower and community building from DTCP, Haryana and also obtained part Consent to operate for same from HSPCB, Haryana. We have carried out excavation work in Phase- II of project within the validity period of EC. Some part of the project still needs to be developed and the validity of our EC has expired. Thus we have applied under fresh category with the total built-up area of the Project as 1,80,505.231m²
- That M/s Jan Priya Build estate Pvt. Ltd. has purchased the land parcel from M/s Triplex Housing & Land Development Pvt. Ltd. Now, the license of entire parcel of land i.e. 16.54 acres is in the name of M/s Jan Priya Build estate Pvt. Ltd.

The PP has also obtained CCR from the office of RO, MOEF&CC Chandigarh and also submitted Action Taken Report to their office through email dated 05.08.2023. A discussion as held on ATR. The ATR along with comments from SEAC is as follows:

S. No.	Information/documents	Reply	Remarks by SEAC
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1.	PP has not submitted latest water quality monitoring data of STP out let and copy of feasibility report of installation of STP & copy of certificate of installation from independent expert. (Op. condi. - i & ii)	Latest Lab report of STP Outlet is attached as Annexure-1. Certificate of installation from independent expert for STP is attached as Annexure-2.	PP has submitted Latest Lab report of STP Outlet & Certificate of installation from independent expert for STP. Thus, PP has complied with the condition.
2.	PP has not submitted the copy of agreement made with authorized recycler to dispose of the solid waste and biodegradable waste generating at project site along with their copy of returns. (Op. condi. - iv, xiv & xx)	Copy of agreement with authorized recycler of lube oil from DG Sets is attached as Annexure-3. Copy of agreement with authorized recycler of E-Waste is attached as Annexure-4. Copy of agreement with authorized recycler of Battery waste is attached as Annexure-5. Copy of work Order to dispose of the solid waste and biodegradable waste generating at project site is attached as Annexure-6.	PP has submitted Copy of agreement with authorized recycler of lube oil from DG Sets, Copy of agreement with authorized recycler of Battery waste & Copy of work Order to dispose of the solid waste and biodegradable waste generating at project site. Thus, PP has complied with the condition.
3.	PP has reported concentration of PM10 and PM2.5 higher than the permissible limit in their Dec-22 six monthly compliance reports. (Op. condi. - v)	The concentration of PM ₁₀ and PM _{2.5} in the ambient air in Gurugram area is above the permissible limit. Thus, the value is coming higher.	In general there is high concentration of PM 10 and PM 2.5 in the ambient air in Gurugram in the summer season. So, data in the report is ok.
4.	PP has not provided the details of the area covered under green belt and details of the trees planted at project site. (Op. condi. - vii)	We have developed green area of 15,039.00sqm. and we have also planted total no. of 384 Trees at our project site. List of Plant species which have been planted at project site is attached as Annexure-7.	PP has submitted the green area details and no. of planted trees at the project site. PP has submitted list of plant species which have been planted at the project site. Thus, PP has complied with the condition.
5.	PP has not submitted latest ground water quality and its monitoring data. (Op. condi. - x)	Latest lab report of existing borewell is attached as Annexure-8.	PP has submitted the latest lab report of existing borewell. Thus, PP has complied with the condition.
6.	PP has not provided link of company website where copy of EC and six monthly compliance reports has been uploaded for public awareness. (Gen. condi. - viii)	Link of company website where copy of EC and six monthly compliance reports has been uploaded for public awareness which is given below. Company-link- https://keystone.work/announcements/	PP has submitted the supporting documents. Thus, PP has complied with the condition.



The PP submitted the EMP details of the project as following:

Table 2 – EMP details

Existing EMP

S.No.	Description	Expenses spent (in Rs) (From 2012 to till now)
1.	Waste water Management (Sewage treatment plant)	74,07,757/-
2.	Rain water harvesting system	5,51,318/-
3.	Storm water drainage system	6,03,97,291/-
4.	Landscaping/maintenance of green area	20,78,803/-
5.	Acoustic enclosures with DG sets	62,45,890/-
6.	Provided solar panel	20,45,819/-
	Total	7,87,26,878/-

Proposed EMP Budget

During Construction Phase			During Operational Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	5.00	5.00	Waste Water Management (Sewage Treatment Plant)	100.0	100.0
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC of capacity-2100 kg/day)	50.00	100.00
Green Belt Development	10.00	20.00	Green Belt Development	50.00	120.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	15.00
Rainwater harvesting system	30.00	10.00	Rainwater harvesting system	00.00	30.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20.00	10.00	DG Sets including stack height and acoustics	60.00	25.00
Medical cum First Aid facility (providing medical room & Doctor)	20.00	40.00	Energy Saving (Solar Panel system)	70.00	15.00
Storm Water Management (temporary drains and sedimentation basin)	10.00	5.00			
Total	95	105	Total	330	405

Total Project Cost: Rs. 73133 Lakhs.

Total EMP Budget: Rs. 1722.268 Lakhs

Existing EMP budget: Rs. 787.268 Lakhs

Proposed EMP budget: Rs. 935.00 Lakhs



A detailed discussion was held on the documents submitted by PP such as reply of observations of SEIAA, certified compliance report, ATR of non complied points to RO MoEF&CC, Aravali NoC, Airport NoC, EMP Budget, Occupation Certificate, as well as the submissions made by the PP and the documents submitted.

The reply was placed before the committee and committee considered the reply. After deliberations the Committee rated this project with **“Gold Rating”** and was of the unanimous view that this case should be recommended to the SEIAA for granting **Environmental Clearance to M/s Jan Priya Build estate Pvt. Ltd.(as per the license issued by DTCP vide letter No LC-2384 VoI-II-JE (VA)-2022/26128 dated 29.08.2022)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations

A. Specific conditions:-

- 1. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
- Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
- The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
- 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.
- 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.
- Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
- Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the



- project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
 10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
 11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning etc.
 12. The PP shall not carry any construction above or below the Revenue Rasta, if any
 13. The PP shall keep the ROW below the HT Line passing through the project, if any.
 14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
 15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
 16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
 17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
 18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
 19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
 20. The PP shall obtain power assurance from the competent authority.
 21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
 22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
 23. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. **As proposed 23438.49 sqm (38.27%) of the plot area shall be provided for green area development.**
 24. **The PP shall provide Solar power as per HAREDA norms.**
 25. **21 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
 26. The PP shall provide **01 number of Anti Smog Guns** mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.



B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

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



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



III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

V Waste Management

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



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

VI Green Cover

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



VII Transport

- i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - B. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - C. Traffic calming measures.
 - D. Proper design of entry and exit points.
 - E. 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.
- iv. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments..

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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



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

X Miscellaneous

- i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 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 Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

277.04 EC for Proposed Group Housing Project at GH-1, Sector 57, Gurugram, Haryana by M/s REC Limited (Formerly Rural Electrification Corporation Limited)

Project Proponent : Sh. L.B. Nautiyal
Consultant : M/s AGS Environmental Services Pvt. Ltd

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/428979/2023 dated 12.05.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.539306 dated 16.11.2021.

Table 1 – Basic Detail

Name of the Project: EC for Proposed Group Housing Project at GH-1, Sector 57, Gurugram, Haryana by M/s REC Limited (Formerly Rural Electrification Corporation Limited)		
Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/428979/2023		
1.	Latitude	28°24'53.80" N
2.	Longitude	77°4'34.29" E
3.	Detail of Scrutiny fee	DD No. 539050, dated 21.08.2023, Rs. 2,00,000/-
4.	Plot Area	39,374.920 m ² (9.7297 Acres)
5.	Proposed Ground Coverage	7,140.336 m ²
6.	Proposed FAR	25,231.850 m ²
7.	Non FAR Area	3,319.047m ²
8.	Total Built Up area	33,630.771 m ²
9.	Mumty Machine Room Area	205.37 m ²
10.	Basement Area	4,874.502 m ²
11.	Parking Area	5,490.654 m ²
	Area for parking (Open +	2,801.085 m ²



	Covered)		2,689.569 m2
	Basement area for parking		303.870 m2
	Visitor Parking area		
12.	Road area		7075 m2
13.	Paved area		637 m2
14.	Total Green Area with Percentage		8,178.460 (20.77%) No. of Trees Proposed-498
15.	Rain Water Harvesting Pits		09 Pits
16.	STP Capacity		90 KLD
17.	Total Parking		187 ECS
18.	Maximum Height of the Building (G+22)		80.10 m
19.	Power Requirement		1,271 kW
20.	Power Backup		2*750 KVA
21.	Total Water Requirement		158 KLD
22.	Domestic Water Requirement		55 KLD
23.	Fresh Water Requirement		90 KLD
24.	Treated Water		68 KLD
25.	Waste Water Generated		75 KLD
26.	Solid Waste Generated		365kg/day
27.	Total Population		1,143
28.	Biodegradable Waste		146 kg/day
29.	Non-biodegradable waste		182 kg/day
30.	R+U Value of Material used (Glass)		
31.	Total Cost of the project:	Land Cost	113.172 Cr
32.	EMP Budget		Capital cost 315.9 Lakhs Recurring cost 73.26 Lakhs

The case was taken up in 277th meeting held on 03.10.2023. The PP presented the case before the committee. The committee discussed the case and raised some observations to which PP replied vide an affidavit (**copy attached**) dated 03.10.2023.

- That the land has been taken from HUDA/HSVP
- That Building Plan has been approved by HUDA/HSVP
- That the project will be zero liquid discharge in summer season. However, in winter and monsoon season there will be 14 KLD and 25 KD respectively.
- That we are installing solar PV of 19.66% of total power requirement
- That the Forest NoC and Aravali NoC are obtained
- That we are proposing 9 RWH in the project. However, there is clerical mistake in the proposal where 9 is written as 7.
- That AGS Environmental Services Pvt. Ltd. which is NABET accredited EIA consultant as an Environment Consultant for proposed Group Housing project at GH-1, sector-57, Gurugram Haryana by M/s REC (Formerly Rural Electrification Corporation Ltd.) Consultant authorization letter is attached as Annexure



The PP submitted the EMP details of the project as following

Table 2 – EMP details

Component	Capital Cost (INR Lakhs)	Recurring Cost/Yr. (INR Lakhs)
Sewage Treatment Plant	180	45
Rain Water Harvesting System	8.10	2.05
Solid Waste Management	5.5	1.37
Green Area	2.5	0.62
Integrated sprinkling System	1.10	0.22
Anti-smog guns for dust suppression and air pollution control	10	0.50
Online Air Quality Monitoring Sensor (CAQM)	12	1.0
E- Vehicle Charging Points	7	0.10
Solar power generation	89	22.43
TOTAL	315.9	73.26

A detailed discussion was held on the documents submitted regarding Observations of SEIAA, Approved Building Plan, NABET Certificate, Disposal of Effluent, Solar Power, Green area as well as the submissions made by the PP and the documents submitted.

The reply was placed before the committee and committee considered the reply. After deliberations the Committee rated this project with “**Gold Rating**” and was of the unanimous view that this case should be recommended to the SEIAA for granting Environmental Clearance to **M/s REC Limited (Formerly Rural Electrification Corporation Limited)**(as per the LoI issued by Estate Officer, HUDA, Gurgaon vide Memo No.A-GHS-05/2683, dated 16.12.2005) under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
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 EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
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 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.

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 dumping site.
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 habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
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 expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
11. The PP shall not carry any construction above or below the Revenue Rasta, if any
12. The PP shall keep the ROW below the HT Line passing through the project, if any.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking 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. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
15. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP may provide electric charging stations to facilitate electric vehicle commuters.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
21. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage,



broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. **As proposed 8,178.460 (20.77%) area of project site shall be provided for green area development.**

22. **The PP shall install Solar PV which shall be 19.66% of total power requirement.**
23. **09 Rain Water Harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
24. The PP shall provide **the Anti smog guns** mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project



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



discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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



V Waste Management

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

VI Green Cover

- vi. 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).
- vii. 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.
- viii. 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.



- ix. 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.
- x. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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

VIII Human Health Issues

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



IX Corporate Environment Responsibility

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

X Miscellaneous

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



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

277.05 EC for Proposed Group Housing Colony under TOD Policy at village-Ghasola, Sector-49, Gurugram, Haryana by M/s Godrej Properties Ltd

Project Proponent : Ms. Kamna
Consultant : Vardan Environet

The Project Proponent submitted online Proposal No SIA/HR/INFRA2/440105/2023 dated 24.08.2023 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 001409 dated 24.07.2023.

Table 1- Basic Detail

Name of the Project: EC for Proposed Group Housing Colony under TOD Policy at village-Ghasola, Sector- 49, Gurugram, Haryana by M/s Godrej Properties Ltd.		
Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/440105/2023		
1.	Latitude	28°24'28.76"N
2.	Longitude	77° 3'1.90"E
3.	Detail of Scrutiny fee	DD No. 001409, dated 24.07.2023, Rs. 2,00,000/-



4.	Plot Area		38,723.36 m ² /9.56875 Acres
5.	Net Plot Area		38,723.36 m ²
6.	Proposed Ground Coverage		15,489.34 m ²
7.	Proposed FAR		1,18,631.16 m ²
8.	Non FAR Area		1,27,881.35 m ²
9.	Total Built Up area		2,46,512.51 m ²
10.	Total Green Area with Percentage		9,724.00m ² (25.1% of the net plot area)
11.	Rain Water Harvesting Pits		17 Nos.
12.	Total no of Towers		7 Nos. (6 Residential Towers + 1 EWS)
13.	STP Capacity		800 KLD
14.	Total Parking		1340 ECS
15.	Maximum Height of the Building		119.75 m
16.	Power Requirement		9046 KW.
17.	No. of Genset		Total 4 Nos. of Gensets having total capacity of 8250 KVA (1*2250 KVA+3*2000KVA)
18.	Total Water Requirement		667 KLD
19.	Domestic Water Requirement		443 KLD
20.	Fresh Water Requirement		443 KLD
21.	Treated Water		224 KLD
22.	Waste Water Generated		564 KLD
23.	Solid Waste Generated		3,586 Kg/day.
24.	Total Population		9,800
25.	Biodegradable Waste		2,152 kg/day
26.	Organic Waste		2,582 Kg/day
27.	Number of floors		G+33 F
28.	Dwelling Units		764 nos
29.	EWS Units		129 nos
30.	Servant Units		239 nos
31.	Basement		2 nos
32.	R+U Value of Material used (Glass)		U value: 1.6 W/m ² .0K, SHGC: 0.31, VLT%: 62
33.	Total Cost of the project		Rs. 1,344.29 Cr
34.	EMP Budget		Total EMP budget-Rs. 3746.4 lakhs i. Capital Cost; Rs.2531.2 lakhs ii. Recurring Cost;Rs.1215.2 lakhs
35.	Incremental Load in respect of:	i) PM _{2.5}	0.00204 µg/m ³
		ii) PM ₁₀	0.0031 µg/m ³
		iii) SO ₂	0.00778 µg/m ³
		iv) NO ₂	0.01093 µg/m ³
		v) CO	0.0000018 mg/m ³
36.	Construction	Power Back-up	Temporary electrical connection and DG sets of 3-5 nos .



	Phase:	Water Requirement & Source	Fresh water – 20 KLD for drinking & sanitation. Treated water 260 KLD for construction purpose. Source: Fresh water – GMDA Construction Water – GMDA
		STP (Modular)	1 Nos
		Anti-Smog Gun	02 Nos of Anti-smog gun

The case was taken up in 277th meeting held on 04.10.2023 The PP/Consultant presented the case before the committee. The PP submitted the reply of observations raised in 277th meeting vide letter dated 04.10.2023 (**copy attached**). The PP also submitted a affidavit (**copy attached**) the details of the same are reproduced below:

- That earlier the site was a malt manufacturing factory belonging to the erstwhile land owners, which, as per the covenants of executed sale deed executed in the favor of M/s Godrej Properties Ltd., has been removed by the erstwhile land owners.
- Subsequently, the land has been licensed by Director of Town & Country Planning (DTCP), Haryana vide License no. 147 of 2023 dated 18.07.2023 valid up to 17.07.2028 for development of Group Housing Colony under TOD over an area measuring 9.56875 acres in favor of M/s Godrej Properties Ltd. and the proposed project will be developed by M/s Godrej Properties Ltd. Site photograph is attached as Annexure-5.
- That the project has been approved under TOD Policy as per License no. 147 of 2023 dated 18.07.2023 valid up to 17.07.2028 and zoning plan vide DRG NO. DGTCP 9430 dated: 19.07.2023 issued by DTCP.
- That the as per zoning plan 33 KV HT line (outside the zoned area) is passing over the boundary of the project site in SW direction for which Right of Way of 7.5mtr. on both sides in compliance with the norms is provided.
- That there is no revenue rasta passing through the project site.
- That Solar Panel Capacity is proposed as per HAREDA norms. The same will be increased from proposed 40 KW to 60 KW.
- That there are approx. 40 trees standing at project site, out of which some trees will be felled for development activity after obtaining prior permission from Forest department and for each felled trees compensatory 10 times plantation will be done.



The PP submitted the EMP details of the project as following:

Table 2 – EMP details

During Construction Phase			During Operational Phase		
Description	Capital Cost	Recurring Cost	Description	Capital Cost	Recurring Cost
	(In Lakhs)	(In Lakhs for 5 Year)		(in Lakhs)	(In Lakhs for 10 Year)
Sanitation and Wastewater Management	22.5	20	Waste Water Management (Sewage Treatment Plant)	325	240
Garbage & Debris disposal	20	50	Solid Waste Management (Dust Bins & OWC)	24.7	35
Green Belt Development	50	10	Green Belt Development	350	273
Air (incl PM sensor), Noise, Soil, Water Monitoring	10	5	Monitoring for Ambient Air, stack emission, Water & waste water.	3	10
Storm Water Management (temporary drains and sedimentation basin)	50	30	Rainwater harvesting system	95	50
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	445	100	DG Sets (Dual Kit & RECD) including stack height and acoustics	860	172
Medical cum First Aid facility (providing medical room & Doctor)	30	20	Energy Saving (Solar Panel System / Capacitor for improving Power Factor)	46	5
Health & Safety - PPEs	70	17.5	Other Waster Management (Used Oil / E-Waste / Battery Waste etc.)		24
DG Sets (Dual Kit & RECD)	30	153.7	Dual Plumbing (STP water re-use)	100	0
Total	727.5	406.2		1803.7	809

Total EMP budget Rs.3746.4 lakhs

Capital Cost Rs.2531.2 lakhs

Recurring Cost Rs.1215.2 lakhs

A detailed discussion was held on the documents submitted regarding Observations of SEIAA, GRIHA, detail of existing structure of the project, HT line, Revenue Rasta, License, solar power as well as the submissions made by the PP and the documents



submitted. 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.

The reply was placed before the committee and committee considered the reply. After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case should be recommended to the SEIAA for granting Environmental Clearance **to M/s Godrej Properties Ltd. (as per the license issued by DTCP vide letter No LC-5071-JE (SJ)-2023/23506 dated 19.07.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations

Specific conditions:-

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



- habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
 10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
 11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning etc.
 12. The PP shall not carry any construction above or below the Revenue Rasta, if any
 13. The PP shall keep the ROW below the HT Line passing through the project, if any.
 14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
 15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
 16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
 17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
 18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
 19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
 20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
 21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
 22. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10 if any tree is proposed to be cut on the site. 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. The PP shall provide **9724.00m² (25.1% area of the net plot) as green area development as per the green plan submitted by them.**
 23. **The PP shall get permission/consultation of competent authority before cutting/translocation of any existing tree.**
 24. **The PP shall provide 60 kW of Solar power.**
 25. **17 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
 26. The PP shall install **02 number of Anti Smog Guns** at the project site.

A. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before



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

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles



- bringing in sand, cement, 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 other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.



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

III Noise Monitoring and Prevention

- i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental



pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB /SPCB.

- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

IV Energy Conservation Measures

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

V Waste Management

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



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

VI Green Cover

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

VII Transport



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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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



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

X Miscellaneous

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



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

277.06 EC for Proposed Group Housing Project (5.43263 Acre) falling in the revenue Estate of Village Ullahwas, Sector-63A, & District Gurugram, Haryana by M/s Anant Raj Limited

Project Proponent : Sh. Akhil Kumar
Consultant : Oceao Enviro Management Solutions India Pvt. Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/440432/2023 dated 22.08.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 697500 dated 01.08.2023.

Table 1 – Basic Detail

Name of the Project: EC for Proposed Group Housing Project (5.43263 Acre) falling in the revenue Estate of Village Ullahwas, Sector-63A, & District Gurugram, Haryana by M/s Anant Raj Limited.		
Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/440432/2023		
1.	Latitude	28°23'50.259"N, 28°23'42.426"N,
2.	Longitude	76° 06'00.102"E 76° 06'03.791"E
3.	Detail of Scrutiny fee	DD No., dated, Rs. 2,00,000/-
4.	Plot Area	21985.04 sqm (5.43263 Acres)
5.	Total area of Group Housing	21985.04 sqm
6.	Proposed Ground Coverage	6374.286 sqm
7.	Proposed FAR	69213.218 sqm
8.	Non FAR Area	42559.607 sqm



9.	Total Built Up area	1,11,772.826 sqm	
10.	Total Green Area with Percentage	9157.890 sqm (41.655%)	
11.	Rain Water Harvesting Pits	06 Nos.	
12.	STP Capacity	276 KLD	
13.	Total Parking	747 ECS	
14.	Maximum Height of the Building	117.750 m	
15.	Power Requirement	3150 KW	
16.	No. of DG set	Total 4 Nos. of DG set having total capacity of 4200 KVA (2*600 KVA+2*1500KVA)	
17.	Total Water Requirement	274 KLD	
18.	Domestic Water Requirement	148 KLD	
19.	Fresh Water Requirement	158KLD	
20.	Treated Water	116 KLD	
21.	Waste Water Generated	184 KLD	
22.	Organic Waste Converter	1 Nos	
23.	Solid Waste Generated	745 Kg/day.	
24.	Biodegradable Waste	447 kg/day	
25.	Organic Waste	250 Kg/day	
26.	Number of towers(T1-T4, EWS)	05 Nos	
27.	Dwelling Units	250 nos	
28.	EWS Units	39 Nos	
29.	Basement	03 No	
30.	Stories	G+34	
31.	R+U Value of Material used (Glass)	U = 3.5 W/sqm k, R = 0.91	
32.	Total Cost of the project:	Rs. 564.70 Cr	
33.	EMP Budget	Capital cost- 1135 lakh Recurring cost -132 lakh	
34.	Incremental Load in respect of:	i) PM _{2.5}	1.23 µg/m ³
		ii) PM ₁₀	0.91 µg/m ³
		iii) SO ₂	4.02 µg/m ³
		iv) NO ₂	26.01 µg/m ³
		v) CO	5.58 µg/m ³

The case was taken up in 277th meeting held on 03.10.2023. The PP/Consultant presented the case before the committee. The PP submitted the reply of observations raised



in 277th meeting vide letter dated 03.10.2023 (**copy attached**). The PP also submitted an affidavit (**copy attached**) the details of the same are reproduced below:

1. That we have obtained License No. 128 of 2022 for setting up the Group Housing Project (5.43263 Acre) in the revenue estate of Village: Ullahwas, Sector 63A and District: Gurugram (Haryana) vide Memo No. LC-1778-JE (VA)-2022/25329 dated 24-08-2022. The license is valid up to 05 years i.e. 23-08-2027.
2. That we have obtained In-principle approval for utilization of Transferable Development Rights from TDR Certificate No. 1-664 of 62/2023 and 1-160 of 66/2023 for an area measuring 27481.18705 sqm of license no. 128 of 2022 for Group Housing Colony on land measuring 5.43263 Acre in the revenue estate of Village Ullahwas, Sector-63A. District: Gurugram (Haryana) vide Memo No. LC-4778-JE (SB)-2023/30694 dated 15- 09-2023.
3. That we have obtained assurance for water supply from Gurugram Metropolitan Development Authority for 158 KLD of potable water supply during operational phase vide Memo No. EE(Proj)/GMDA/2023/525 dated 22-09-2023.
4. That we have obtained assurance for sewer from Gurugram Metropolitan Development Authority for disposal of surplus treated water of 101 KLD during operational phase vide Memo No. GMDA/SEW/2023/744 dated 22-08-2023.
5. That there is no High-Tension line passing across the project site.
6. That there is no revenue rasta passing across the project site.
7. That adequate set back of 30 m has been provided with the gas pipeline passing the land as per the condition mentioned in Aravalli NOC.
8. That we have submitted collaboration deed with the other stakeholders involved in the ownership of land.
9. That there is no litigation pending with our project.

The PP submitted the EMP details of the project as following

Table 2 – EMP details

<u>Description</u>	<u>During Construction Phase</u>		<u>During Operation Phase</u>		
	<u>Capital Cost (Lakhs)</u>	<u>Recurring Cost(Lakhs/Year)</u>	<u>Capital Cost (Lakhs)</u>		<u>Recurring Cost (Lakhs/Year)</u>
Anti-Smog Gun and Water for Dust suppression	70.0	7.50	Wastewater Management (Sewage Treatment Plant)	140.00	20.00
Wastewater Management	70.0	7.50	Solid Waste Management	70.00	12.00
Material Covering	15.0	3.00	DG Stack Provision above building height	60.00	5.00
3 m high Barricading for prevention of dust	35.0	4.00	Provision of First Aid Room	10.00	2.00



Air, Noise, Soil, Water Monitoring	0.00	1.00	Green Belt Development	100.00	20.00
PPE for workers & Health Care	40.00	4.00	Monitoring for Air, Water, Noise & Soil	0.00	1.00
Green Belt Development	45.00	5.00	RWH Pits	50.00	5.00
Energy Efficient Lighting	25.00	2.5	Provision of Solar System	120.00	5.00
Labour Welfare and Creche	30.00	2.5	Provision of Fire Fighting System	225.00	20.00
Provision of Rainwater Collection Sump	20.00	3.0	Others	10.00	2.00
Total	Rs 350.0	Rs. 40.0		Rs. 785.0	Rs. 92.0

Total Project Cost = 564.70 Cr
Capital EMP Cost = 11.35 Cr

A detailed discussion was held on the documents submitted regarding Green Plan, EMP Budget, TDR License, HT line, Revenue Rasta, Aravali NoC, STP, RWH, Collaboration deeds as well as the submissions made by the PP and the documents submitted.

The reply was placed before the committee and committee considered the reply. After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case should be recommended to the SEIAA for granting Environmental Clearance **to North South Properties Pvt. Ltd, Sovereign Buildwell Pvt. Ltd., Rose Reality Pvt. Ltd. In collaboration with Anant Raj Limited (as per the license issued by DTCP vide letter No LC-4778-JE (VA)-2022/25329 dated 24.08.2022)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations

Specific conditions:-

- The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC**
- Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
- The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the



- operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
 6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
 7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
 8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
 9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
 10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
 11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning etc.
 12. The PP shall not carry any construction above or below the Revenue Rasta, if any
 13. The PP shall keep the ROW below the HT Line passing through the project, if any.
 14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
 15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
 16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
 17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
 18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
 19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
 20. The PP may provide electric charging stations to facilitate electric vehicle commuters.



21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10, if any tree is cut. 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 9157.890 sqm (41.655%) shall be provided for green area development.**
23. **The PP shall provide Solar power as per HAREDA norms.**
24. **06 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
25. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB
26. The PP shall provide adequate set back of 30 m from the gas pipeline passing the land as per the condition mentioned in Aravalli NOC.

A. Statutory Compliance:

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

I Air Quality Monitoring and Preservation



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

II Water Quality Monitoring and Preservation

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



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



- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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



Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

- vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V Waste Management

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

VI Green Cover

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for



every1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut)to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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

VIII Human Health Issues

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



- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

IX Corporate Environment Responsibility

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

X Miscellaneous

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



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

277.07 EC for Group Housing Colony being set up on land area measuring 4.5875 acres (1.857 hectare) in the revenue estate of Village Gwal Pahari, Sector - 2, Gwal Pahari, Distt. Gurugram by M/s Kvell Infrastructure LLP Project

Proponent : Sh. Akhilesh Shukla
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/440730/2023dated 21.08.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 061790 dated 25.07.2023.



Table 1 – Basic Detail

Name of the Project : EC for Group Housing Colony being set up on land area measuring 4.5875 acres (1.857 hectare) in the revenue estate of Village Gwal Pahari, Sector -2, Gwal Pahari, Distt. Gurugram by M/s Kvell Infrastructure LLP		
Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/440730/2023		
1.	Latitude	28°25'51.25" N
2.	Longitude	77°08'30.32" E
3.	Details of Scrutiny fee	Rs.2 lakhs vide DD No. 061790 dt. 25.07.2023
4.	Plot Area	18564.92 m ²
5.	Planned Area	13538.74 m ²
6.	Proposed Ground Coverage	2060.349 m ²
7.	Proposed FAR	25287.561 m ²
8.	Total Non FAR area	25503 m ²
9.	Built Up area	50790.556 m ²
10.	Total Green Area with Percentage	2032 m ² (15% of planned area)
11.	Rain Water Harvesting Pits	05 pits
12.	STP Capacity	50 KLD
13.	Total Parking (ECS)	208 ECS
14.	Organic Waste Converter	1 No
15.	Maximum Height of the Building	134.475 m
16.	Power Requirement	1036 KW (source DHBVN)
17.	Power Backup	1250 KVA (2*625 KVA)
18.	Total Water Requirement	59 KLD
19.	Fresh Water Requirement	38 KLD
20.	Treated Water	34 KLD (recycled water 21, surplus treated water 13 KLD)
21.	Waste Water Generated	38 KLD
22.	Solid Waste Generated	0.26 TPD
23.	Biodegradable Waste	0.10 TPD
24.	No. of building blocks	02 nos.
25.	Max No of Floors	4B+G+41
26.	Dwelling units	92 (78 main + 14 EWS)
27.	Expected Population	559 persons
28.	Total Cost of the project:	Land Cost 121.06 Crore



29.	EMP Budget		Capital Cost 170.24 Recurring Cost 50.39
30.	Incremental Load in respect of:	i) PM25	0.0065 $\mu\text{g}/\text{m}^3$
		ii) PM10	0.011 $\mu\text{g}/\text{m}^3$
		iii) SO ₂	0.042 $\mu\text{g}/\text{m}^3$
		iv) NO ₂	0.174 $\mu\text{g}/\text{m}^3$
		v) CO	0.000116 mg/m^3
31.	Construction Phase:	Power Back-up	250 KVA
		Water Requirement & Source	10 KLD, Water Tanker Authorized by GMDA/HSVP
		STP (Modular)	Through Tanker
		Anti-Smoke Gun	04 Nos

The case was taken up in 277th meeting held on 03.10.2023 The PP/Consultant presented the case before the committee. The PP submitted the reply of observations raised in 277th meeting vide letter dated 03.10.2023 (**copy attached**). The PP also submitted a affidavit (**copy attached**) the details of the same are reproduced below:

- That, Earlier License No. 75 of 2022 was granted in favour of Shalimar Corp Ltd. for development of a Group Housing Colony over an area measuring 4.5875 acres in revenue estate of village Gwal Pahari, sector-2, Gwal Pahari. District Gurugram, Haryana vide Endst No. LC-4562-JE(SB)-2022/16918-933 dated 15/06/2022 and Valid up to 14/06/2027.
- That, License was further transferred to M/s Kvell infrastructure LLP, vide Endst. No. LC-4562-JE(DS)/2023/23098-107 dated 14/07/2023.
- That, Forest NOC has been obtained vide reference no. (SRN):- WDC-ENR-G209 dated 09.08.2023.
- That, the proposed project obtained pre certified Gold rating from IGBC.
- That, Aravali NOC has been obtained vide S. No. 105/MB dated 13.09.2023.
- That, Structure vetting certificate from IIT, Ropar has been obtained vide file no. IITRPR/KVELL/140823/01 dated 14 August 2023.
- That, No litigation is pending against the proposed project / land.
- That, No tree cutting involved in the proposed project
- That, 0.40145 acres green area i.e. 11.9% of net plot area has been surrendered to HUDA so achieve more green area other than 2032 sqm green area i.e. 15 % of net planned area. Total green area would aprox. 25% of the net plat area
- That, No Revenue Rasta passes through the project site. However, a 3 Karam wide revenue rasta is passing along the project site.
- We will not encroach the Revenue Rasta.
- That, as per the Aravali NOC issued to us by DC Gurugram vide Sr. no.105/MB dt. 13.09.2023 and its condition 1 mentioned onlast page - "Clarification is Hereby Issued Subject To Above Mentioned Conditions and Distance of The Proposal is Less 5 Km. From Boundary of Delhi, Hence, The Permission Must Be Obtained From Competent Authority." we will abide all



the necessary statutory approvals required at the time of starting of project as required and mentioned in the last paragraph Condition 1 of ARAVLI NOC .

The PP submitted the EMP details of the project as following

Table 2 – EMP details

Environment Budget (Construction Phase)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	15.38	3.38
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	5	1
MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		0.5
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	5	0.5
LABOR WELFARE (canteen, creche,safe access road - water power, cooking gas)	10	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	63.88	14.53

ENVIRONMENT BUDGET (Operation Stage)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
SEWAGE TREATMENT PLANT	38	2.7
RAIN WATER HARVESTING SYSTEM Rain Water Storage	15	1.58
SOLID WASTE STORAGE BINS & COMPOSTER	5.2	2
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	8	1.2
ROOF TOP SPV PLANT	40	2.5
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2
TOTAL	106.2	11.98

BUDGET FOR WILDLIFECONSERVATION PLAN

Sr.No.	Activity	1st Year	2nd Year	3rd Year	4th Year	5th Year	Total
	Amount (in Rs)	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	10,00,000



	Total Budget Allocation	Rs. 10,00,000
All above activities will be carried out with the consultation of local forest department		

A detailed discussion was held on the documents submitted regarding Observation of SEIAA, Zoning Plan, Wildlife activity plan, Green area, EMP Budget, E-Waste as well as the submissions made by the PP and the documents submitted. The PP submitted the Wildlife conservation Management plan that Rs.10 lakhs will be spent on various wildlife conservation activities.

The reply was placed before the committee and committee considered the reply. After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case should be recommended to the SEIAA for granting Environmental Clearance **to M/s Kvell Infrastructure LLP (as per the license issued by DTCP vide letter No LC-4562-JE (DS)-2023/23098-107 dated 14.07.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations

A. Specific conditions:-

- 1. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
- Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
- The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
- 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.
- The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.



7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightning etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. **As proposed 2032 m² (15% of planned area) shall be provided for green area development.**
23. **The PP shall provide Solar power of 50 kWD.**



24. **05 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
25. The PP shall provide **04 nos. Anti smog guns** mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF& CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already



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



- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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



V Waste Management

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

VI Green Cover

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



- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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

VIII Human Health Issues

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



IX Corporate Environment Responsibility

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

X Miscellaneous

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



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

277.08 EC for Proposed Commercial Colony in the Revenue Estate of Village - Badha, Sector – 90, Gurugram, Haryana by M/s SS Group Pvt. Ltd

Proponent : Sh. Ajeet Sharma
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/441081/2023dated 21.08.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.647445 dated 18.07.2023.

Table 1- Basic Detail

Name of the Project : EC for Proposed Commercial Colony in the Revenue Estate of Village - Badha, Sector – 90, Gurugram, Haryana by M/s SS Group Pvt. Ltd		
Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/441081/2023		
1.	Latitude	28°24'20.65" N
2.	Longitude	76°56'20.17" E



3.	Details of Scrutiny fee		Rs.2 lakhs vide DD No. 647445 dt. 18.07.2023
4.	Plot Area		16146.9320 m ² / 3.99 Acres
5.	Proposed Ground Coverage		8318.5748 m ² (51.517%)
6.	Proposed FAR		28234.7836 m ²
7.	Total Non FAR area		36773.8420 m ²
8.	Built Up area		65008.6256 m ²
9.	Total Green Area with Percentage		2422.0425 m ² (15% of project area)
10.	Rain Water Harvesting Pits		04 Nos.
11.	STP Capacity		220 KLD
12.	Total Parking (ECS)		565
13.	Organic Waste Converter		Total 03 nos of Organic Waste converters
14.	Maximum Height of the Building		28.75 m till terrace
15.	Power Requirement		4517.56 KW
16.	Power Backup		04 nos. of DG total capacity 4500 kVA = (2x1500 kVA + 2x 750 kVA)
17.	Total Water Requirement		248 KLD
18.	Domestic Water Requirement		93 KLD
19.	Fresh Water Requirement		93 KLD
20.	Treated Water		155 KLD
21.	Waste Water Generated		172 KLD
22.	Solid Waste Generated		1440 kg/day
23.	Biodegradable Waste		869 kg/day
24.	Max No of Floors		(B3+B2+B1+G+MF+4F) Max.
25.	Total Population		8687
26.	Basement		03
27.	R+U Value of Material used (Glass)		U Value: 1.61 w/sqm k SHGC: 0.23
28.	Total Cost of the project		270.3617 Crore
29.	EMP Budget		1,155 Lakhs
30.	Incremental Load in respect of:	i) PM25	0.05155
31.		ii) PM10	0.11038
		iii) SO ₂	1.24583
		iv) NO ₂	0.72825



		v) CO	0.00009
32.	Construction Phase:	Power Back-up	Temporary electrical connection of 5 KW & 01 DG of 125 KVA
		Water Requirement & Source	Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
		STP (Modular)	1 Nos of 5 KLD

The case was taken up in 277th meeting held on 04.10.2023 The PP/Consultant presented the case before the committee. The PP submitted the reply of observations raised in 277th meeting vide letter dated 04.10.2023 **(copy attached)**. The PP also submitted a affidavit **(copy attached)** the details of the same are reproduced below:

- That the solar panel capacity will be increased to 100 KW.
- That NoC from Airports Authority of India is not required as the proposal is only S+3F. The height of the building is less than 30 mtrs.
- That the green area is revised and increased to 15% of plot area i.e. 2,422.04 sqm
- That we have submitted application to obtain power assurance but department has conveyed that power assurance will be issued after receipt of approval building plan. We assure that we will submit the power assurance within a month time.

Table 2 – EMP Details

During Construction Phase			During Operation Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	5.00	20.00	Waste Water Management (Sewage Treatment Plant)	300.00	350.0
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	35.00	70.0
Green Belt Development	5.00	10.00	Green Belt Development	20.0	80.0
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	15.00
Rainwater harvesting	15.00	5.00	Rainwater harvesting	00.00	20.00



system (4 pits)			system		
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10.00	10.00	DG Sets including stack height and acoustics	10.00	10.00
Medical cum First Aid facility (providing medical room & Doctor)	10.00	10.00	Energy Saving (Solar Panel system)	50.00	60.00
Storm Water Management (temporary drains and sedimentation basin)	15.00	5.00			
Total	60 Lakhs	75 Lakhs	Total	415 Lakhs	605 Lakhs
G. Total	1155 Lakh				

Total Project Cost: Rs. 270.3617Crore

Total EMP Cost Rs.1155 Lakh

A detailed discussion was held on the documents submitted regarding observation of SEIAA, solar power, Green area as well as the submissions made by the PP. The PP submitted the Wildlife Conservation Management Plan that **Rs.10 lakhs** and amount proposed therein shall be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan. **PP further submitted approval of power assurance vide letter dated 06.10.2023.**

The reply was placed before the committee and committee considered the reply. After deliberations the Committee rated this project with "**Gold Rating**" and was of the unanimous view that this case should be recommended to the SEIAA for granting Environmental Clearance **to M/s North Star Towers Pvt. Ltd, Matrix Buildwell Pvt. Ltd., in collaboration with North Star Apartments Pvt. Ltd (now known as SS Group Pvt. Ltd) (as per the license issued by DTCP vide letter No LC-5012-JE (SB)-2023/17224 dated 06.06.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations:



A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling and Gardening
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The Project 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.
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 dumping site.
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 habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
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. In basements adequate ventilation/Exhaust fans shall be provided so that the polluted basement air shall be recharged from the cut outs located at the ground level.
10. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint
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 fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The PP shall not carry any construction above or below the Revenue Rasta.
14. The PP shall not carry any construction below the HT Line passing through the project.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
17. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
18. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
19. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
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. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
24. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **2422.0425 m² (15% of project area)** shall be provided for green area development.
25. **The PP shall increase solar power capacity upto 100 KW.**
26. **04 Rain Water Harvesting pits** shall be provided for rainwater usages as per the CGWB norms
27. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB

B. Statutory compliance:

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



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

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with consultation with State Pollution Control Board
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.



- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

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



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

III Noise Monitoring and Prevention

- i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-



monthly compliance report.

- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

IV Energy Conservation Measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, 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.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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



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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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



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

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.

277.09 EC for Proposed Residential Plotted Colony in the revenue estate of Village: Kherki Daula & Sikhopur, Sector 76 & 77, Gurugram, Haryana by M/s DLF Limited

Proponent : Sh.Surender Kumar
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/440558/2023 dated 23.08.2023 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 522050 dated 13.06.2023.

The case was taken up in 277th meeting held on 03.10.2023. The PP along with consultant appeared before the committee for presenting their case. The committee also observed that the EC for this project has been already issued vide SEIAA letter dated 07.11.2014 in the name of M/s DLF Utilities Ltd. whereas now the case has been applied as a fresh in the name of M/s DLF Limited, therefore, correction is also required in the record for change of name. The PP made a written request to defer their case as they need to submit more information regarding their project. The committee acceded with the request of PP and deferred their case.

277.10 Corrigendum in EC for shopping/Commercial Building on 32.36 acres (DLF Downtown formally known as Mall of India) at sector 25A, Gurugram Haryana by M/s DLF Limited & Others

Proponent : Shri Ramesh Chand Bakshi
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/MIS/301504/2023 dated 23.06.2023 for obtaining **Corrigendum in Environment**



Clearance under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 522130 dated 11.07.2023.

The case was taken up in 273rd meeting held on 28.07.2023. The committee recommended for EC with green/landscape area 20.06% at ground and 5% as a vertical green vide Minutes of 261st Meeting of SEAC dated 28.02.2023 and the same was reiterated in 273rd meeting.

The case was taken up in 163rd meeting held on 02.08.2023. The authority deemed it appropriate to call for the authenticity, propriety and legality of the proposal within the scope & meaning of EIA Notification dated 14.09.2006. The authority further likes to understand from the Appraisal Committee regarding the precedent and provision where the proposal can be considered. Accordingly, the SEIAA referred back the case to SEAC.

The case was taken up in 277th meeting held on 03.10.2023. During the meeting, PP presented the following details in response to the queries raised by SEIAA in 163rd meeting:-

1. No guidelines have been given by MoEF&CC for green area in building projects. MoEF&CC has issued an office memorandum dated 9th June 2015 clarified for green area:
 - i. Provide minimum 1 tree for every 80sqm of plot area.
 - ii. Wherever trees are cut or transplanted, compensatory plantation in the ratio of 1:3 to be planted.
 - iii. Native species of trees to be planted.

2. Some of the projects for which SEIAA has already issued EC where vertical green development is considered.

a. Proposed Commercial complex on land admeasuring 5344.61 sqm situated at site/ building no.1, Sector 25, urban Estate Gurgaon II, Gurugram, Haryana.

Name of Company/Organization LEKH BUILDTECH PRIVATE LIMITED

Location of Project Haryana.

Date of EC granted:13.10.2022

Green Area: 1068.92 sqm including on ground 801.63 sqm (15% of plot area) and vertically 267.29 sqm.

II. Proposed Commercial complex on land admeasuring 14326.37 sqm situated at site/building no.4, Sector 43, urban Estate Gurgaon II, Gurugram, Haryana.

Name of Company/Organization: LEKH BUILDTECH PRIVATE LIMITED

Location of Project: Haryana

Date of EC granted: 13.10.2022

Green Area: 2865.274 sqm including on ground 2148.9 sqm (15% of plot area) and vertically 716.3 sqm

III. Expansion of Warehouse Building for Non Agro Produce (Logistic) is planned at village Sanpka, tehsil- Farrukhnagar, District-Gurugram, Haryana by M/s Sunsat Warehousing Pvt. Ltd. & Sh.Satpal Singh

Name of Company/Organization: M/S SUNSAT WAREHOUSING PVT.LTD.

Location of Project: Haryana



Date of EC granted:03.11.2021.

Green Area:19766.32sqm (15.89%) +6221sqm (5% Vertical Green of Total Plot Area)

IV. Environment Clearance for proposed Commercial Complex “Summit Plaza” (Retail, Cinema & Office) having an area 2.65 acres at Sector 54, DLF 5 Gurugram, Haryana.

Name of Company: M/S DLF Limited and others.

Location of Project: Gurugram, Haryana.

Date of EC Granted: 11.01.2021.

Green Area: 1634sqm (15.23%) + 5% of Total Plot Area as “Vertical Green” in addition to the stated green area.

The committee agreed with the reference of precedent quoted by the PP/Consultant (as referred above) and reiterates its recommendation as per MoM 273rd of SEAC.

277.11 Extension of validity of EC for Boulder, Gravel and Sand Mine over an area of 23.05 hectare located at Pobari Block YNR/B-11 located at Village Pobari, Tehsil radaur, District Yamuna Nagar, Haryana by M/s Development Strategies India Pvt. Ltd.

Proponent : Not present
Consultant : Not present

The Project was submitted to the SEIAA vide online Proposal No.SIA/HR/MIN/237062/2021 dated 23.11.2021 for obtaining Extension of validity of EC under Category 1(a) of EIA Notification 14.09.2006. PP submitted the scrutiny fee amounting to Rs.1,50,000/- vide DD No.017420 dated 26.10.2021.

The case was taken up in 241st meeting of SEAC Haryana held on 25.04.2022. SEIAA has forwarded the application dated 21.03.2022 of PP to SEAC vide which PP has mentioned that;

“documents sought for extension of validity of EC are not required in already granted EC. The Information/documents sought under reference are applicable only to expansion of projects. Also mentioned in letter that there is no expansion and it is simply extension of time of validity of EC for the project which delayed due to unavoidable circumstances. They are submitting the six monthly compliance report to SEIAA and HSPCB. Further requested to kindly extend validity of time of Environment Clearance for a period of one year”.

The committee deliberated that the request of PP received regarding non-requirement of compliance report is deliberated by the committee. The self-contained note in the form of Affidavit is also placed before the committee.



The committee deliberated on self-contained note submitted by PP, NGT court case, visit of NGT committee and decided to send the case to SEIAA for taking further necessary action in view of the above mentioned details.

The project proponent has also submitted replenishment Study for the period of Pre-monsoon 15th to 20th June 2020 and Post Monsoon 18th to 21st September 2020.

The recommendation was taken up 141st meeting of SEIAA held on 25.05.2022 and Authority observed that the SEAC has intimated that the site inspection report in compliance of NGT order is pending whereas, the said report has already been filed on 24.02.2022 on which the Hon'ble NGT has passed the following directions:

"4. In pursuance of above, the joint Committee has filed its report on 24.02.2022. The report inter-alia mentions that requisite plantation has not been done by the Project Proponent. One of the lessee has undertaken mining in excess of permitted capacity. The report, however, does not mention the details of the mining plan and coordinates of the mining area. It is also not clear whether the processes used in mining are permissible. To this extent the report is not complete. This calls for a further independent factual report in the matter.

5. Accordingly, we request the Monitoring Committee headed by Justice Pritam Pal, former Judge of Punjab and Haryana High Court, which has been appointed by this Tribunal to monitor compliance of certain orders of this Tribunal, in the State of Haryana, to cross-check the factual position by undertaking visit to the site with the assistance of 4 such of the authorities as may be considered necessary. The visit may be facilitated by the State PCB and the District Magistrate."

After due deliberation; in light of order passed by the Hon'ble NGT dated 24.02.2022 the Authority decided to Refer back this case to SEAC with the direction to approach Hon'ble Justice Pritam Pal, former Judge of Punjab and Haryana High Court in the matter.

The case was taken up in 243rd and 245th meeting of SEAC, Haryana. However, the case was deferred until unless the final order of Hon'ble NGT is received in this case.

The case taken up in 251st meeting of SEAC, Haryana held on 11.10.2022. However the case was deferred on request of PP.

The case was taken up in 260th meeting of SEAC, Haryana held on 08.02.2023. The consultant appeared before the committee. Shri Sanjay Simberwal, Mining Engineer has also attended the meeting as representative on behalf of Mining & Geology Department, Haryana. He has produced order dated 18.11.2022 passed by Hon'ble NGT in case titled Anis Vs. UoI bearing OA No.150/2021. The relevant portion of the said order is as under:

"8. The PPs may not be allowed to undertake further mining in view of serious violations already committed



The application is disposed of"

The representative of Mines and Geology Department further submitted that appeal of PP was also dismissed by the Appellate Authority-cum-Additional Chief Secretary to Govt. Haryana, Mines & Geology Department on the basis of above said NGT order wherein it was directed that PP should not be allowed to undertake further mining.

A detailed discussion was held by the committee on the submissions made by Shri Sanjay Simberwal, Mining Engineer and also perused the documents submitted by him. Keeping in view the facts and circumstances, the committee unanimously decided to send the case to SEIAA for delisting/rejecting the application of the PP for granting Environment Clearance.

The recommendations of SEAC were taken up during *154th Meeting of SEIAA held on 20.03.2023.*

After perusing the details & record available on the present case file along with considering the recommendations of SEAC, the Authority observed that the Project Proponent vide communication dated 20.03.2023 intimated that Hon'ble Supreme Court of India vide interim order dated 13.03.2023 stayed the implementation of Order dated 18.11.2022 passed by the Hon'ble National Green Tribunal, subject to depositing of 60% of the Penalty Amount of Rs. 2.50 Crore with the Authorities.

The Authority after due deliberations, decided to refer back this case to the Appraisal Committee with the advice to submit fresh recommendations in the light of Order dated 13.03.2023 passed by Hon'ble Supreme Court of India in Civil Diary No. (s) 1595 of 2023.

The case was taken up in 265th meeting held on 12.04.2023. However, the case was deferred on request of PP.

The case was taken up in 267th meeting held on 17.05.2023. The consultant on behalf of the PP appeared before the Committee and submitted a letter and submitted that they have filed an appeal to the Hon'ble Supreme Court of India against the Order passed by the Hon'ble National Green Tribunal on 18.11.2022 in case titled Anis Vs. UoI bearing OA No.150/2021. In said Case three of the mining companies namely M/s Development Strategies India Pvt. Ltd. M/s Delhi Royalty Company and M/s Mubarakpur Royalty Company were penalised and asked to stop any further mining operations.

Further, M/s Delhi Royalty Company approached the Supreme Court first and on 16.01.2023 the supreme court allowed the appeal and stated that:

"In the meanwhile, subject to the appellant depositing 60% of the penalty amount of Rs.4,20,00,000/-, there will be a stay of the recovery of the further amount. The said deposit will be made with the authorities on or before 28.02.2023. In case of failure to deposit the amount, it will be open to the authorities to execute and enforce the order."



The above order clearly indicates that only in the event of M/s Delhi Royalty company submits the 60% of the penalty amount authorities can execute and enforce the order passed by Hon'ble National Green Tribunal on 18.11.2022. The civil appeal filed by M/s Development Strategies India Pvt. Ltd was heard by the Hon'ble Supreme Court of India on 13.03.2023 wherein the Hon'ble Supreme Court of India tagged the case with the case of M/s Delhi Royalty Company and instructed us to deposit the amount within 6 weeks. In the compliance of the Hon'ble Supreme Court's order dated 13.03.2023, the PP have deposited the 60% of Rs 2.5 Cr to Haryana State Pollution Control Board on 26.04.2023 well within the time period suggested by the Hon'ble Supreme Court.

The PP further informed the committee during the presentation that since the matter has been tagged with the case of M/s Delhi Royalty Company, the same clause i.e.:

".....In case of failure to deposit the amount, it will be open to the authorities to execute and enforce the order."

However, the committee was of the opinion that an exclusive order of operation of mining is needed by the Hon'ble Supreme Court. The PP has further requested that since the project has been sub-judice and now the matter is pending before the Hon'ble Supreme Court, further decision on the project may be held in abeyance until a clarification w.r.t. mining operation is obtained from the Hon'ble Supreme Court.

The Committee after detailed discussion on the submission made by the PP, unanimously decided that any further decision on the project shall be taken only after clarification w.r.t. mining operation is obtained from the Hon'ble Supreme Court of India. The case will be taken up after the report, in this regard, is submitted by the PP.

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

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



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

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

Project Proponent : Not Present
Consultant : Not Present

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

The case was taken up in 244th meeting of SEAC, Haryana held on 09.07.2022 and recommended case to SEIAA for grant of EC.

The recommendation of SEAC was considered in the 144th meeting of SEIAA held on 09.08.2022 and the authority referred back the case to SEAC after observed that:

"the unit has applied for fresh EC in the Industrial Area of Manakpur, Bilaspur, Yamuna Nagar. Considering the fact that the Industrial area itself has not obtained EC yet and has applied for EC under violation category, the public hearing for the proposed project cannot be exempted, it was opined."

The case was taken up in 247th meeting but was deferred on request of PP. Thereafter, the case was taken up in 260th meeting held on 07.02.2023. The PP submitted a letter dated 07.02.2023.

It was submitted in writing by PP that neither HSIIDC Manakpur, Bilaspur, District Yamuna Nagar has obtained environment clearance nor has conducted public hearing, therefore, their case be recommended to SEIAA for grant of EC with the condition to conduct public hearing. The PP has also produced some photographs of the site which show that a wall has been constructed at the site of project. To this effect, an office memorandum (OM) dated 29.03.2022 issued by the MoEF&CC. The relevant part of the same is reproduced as under:



“Over a period of time, various options other than conventional barbed wire and wall fencing, have come into existence, viz. Use of pre-fabricated structures, pre-cast compound wall etc. Further, in order to secure the land, the project proponent may need to have water and electricity connection. In view of the same, it has been decided by the Competent Authority in the Ministry to explicitly clarify the following activities can be undertaken by the project proponent for securing the land:

- i. Fencing of the project site by boundary wall using civil construction, barbed wire or precast/prefabricated components.*
- ii.XXXX*
- iii.XXXX*

Further, the PP has made a written request to defer their case. After due deliberation, the committee acceded with the request of PP and deferred the case.

The case was taken up in 266th meeting held on 28.04.2023. However, the case was deferred on request of PP.

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

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

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

277.13 Extension of Validity of EC for M/s Mubarikpur Royalty Company (MRC) at Bailgarh South Block/YNR B-2 over an area of 28.00 Ha. in Yamuna Nagar, Haryana by M/s Mubarikpur Royalty Company

Project Proponent : Not Present
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/MIN/236359/2021 on dated 04.10.2021 for obtaining **Extension of Validity of EC**



under Category 1(a) of EIA Notification 14.09.2006. PP submitted the requisite scrutiny fee of Rs.1,50,000/- vide DD No. 003409 dated 27.10.2021.

The case was lastly taken up in 241st meeting of SEAC Haryana held on 25.04.2022. The PP presented the case before the committee.

- Sh.Rajbir Bhondwal, Member, SEAC intimated the committee that NGT committee is constituted for the inspection of mining site as per the OA No. 150/2021.
- It is intimated by the Mining Officer and the PP that NGT Monitoring Committee has visited the Mining site and the report is still awaited.
- *SEIAA has forwarded the application dated 21.03.2022 of PP to SEAC vide which PP has mentioned that*

"documents sought for extension of validity of EC are not required in already granted EC. The Information /documents sought under reference are applicable only to expansion of projects. Also mentioned in letter that there is no expansion and it is simply extension of time of validity of EC for the project which delayed due to unavoidable circumstances. They are submitting the six monthly compliance report to SEIAA and HSPCB. Further requested to kindly extend validity of time of Environment Clearance for a period of one year".

The PP presented the case before the committee and submitted a self-contained note. The committee deliberated on self-contained note submitted by PP, NGT court case, visit of NGT committee and decided to send the case to SEIAA for taking further necessary action in view of the above mentioned details.

The project proponent has also submitted replenishment Study for the period of Pre-monsoon 15th to 20th June 2020 and Post Monsoon 18th to 21st September 2020.

The recommendation of SEAC was taken up 141st meeting of SEIAA held on 25.05.2022 and Authority observed that the SEAC has intimated that the site inspection report in compliance of NGT order is pending whereas, the said report has already been filed on 24.02.2022 on which the Hon'ble NGT has passed the directions:

After due deliberation; in light of order passed by the Hon'ble NGT on 24.02.2022 the Authority decided to refer back this case to SEAC with the direction to approach Hon'ble Justice Pritam Pal, former Judge of Punjab and Haryana High Court in the matter.

The case is taken up in 243rd and 245th meeting of SEAC, Haryana. However, the case was deferred on request of PP as the final order of Hon'ble NGT has not been received yet. After detailed discussion, the case was deferred until unless the final order of Hon'ble NGT is received in this case.



The case was taken up in 260th meeting of SEAC, Haryana held on 08.02.2023. The consultant has appeared before the committee. Shri Sanjay Simberwal, Mining Engineer also attended the meeting as representative on behalf of Mining & Geology Department, Haryana. He produced order dated 18.11.2022 passed by Hon'ble NGT in case titled Anis Vs. UoI bearing OA No.150/2021. The relevant portion of the said order is as under:

*"8.The PPs may not be allowed to undertake further mining in view of serious violations already committed
The application is disposed of"*

The representative of Mines and Geology Department further submitted that appeal of PP was also dismissed by the Appellate Authority-cum-Additional Chief Secretary to Govt. Haryana, Mines & Geology Department on the basis of above said NGT order wherein it was directed that PP should not be allowed to undertake further mining.

A detailed discussion was held by the committee on the submissions made by Shri Sanjay Simberwal, Mining Engineer and also perused the documents submitted by him. Keeping in view the facts and circumstances, the committee unanimously decided to send the case to SEIAA for delisting/rejecting the application of the PP for granting Environment Clearance.

The recommendations of SEAC were taken up during 154th Meeting of SEIAA held on 20.03.2023. The Authority observed that the Project Proponent vide communication dated 20.03.2023 intimated that Hon'ble Supreme Court of India vide interim order dated 13.03.2023 stayed the implementation of Order dated 18.11.2022 passed by the Hon'ble National Green Tribunal, subject to submission of Rs.4 Crore with the Authorities.

The Authority after due deliberations, decided to refer back this case to the Appraisal Committee with the advice to submit fresh recommendations in the light of Order dated 13.03.2023 passed by Hon'ble Supreme Court of India in Civil Diary No. (s) 7382 of 2023.

The case was taken up in 265th and 269th meetings of SEAC, Haryana. However, the case was deferred on request of PP.

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

.....



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

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

277.14 EC for Proposed Expansion cum revision of Mixed Land Use Colony Under TOD Policy on Land Measuring 16.113 Acres in the Revenue Estate of Village Chauma, Sector-113, Gurgaon Manesar Urban Complex, Gurugram, Haryana by M/s Starcity Realtech Pvt. Ltd.

Project Proponent : Sh. Satya Pal Singh
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal SIA/HR/INFRA2/420712/2023 dated 02.03.2023 for obtaining **Environmental Clearance for Expansion** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.514158 dated 27.12.2022.

The case was recommended to SEIAA by SEAC in its 265th meeting held on 12.04.2023 for granting EC. The case was taken up in 157th meeting by SEIAA but decided to refer back this case to SEAC with directions to look into the observations minutely particularly the issue of freezed area under NCZ.

In its 268th meeting held on 31.05.2023, the committee decided to send the case again to SEIAA and further reiterated the recommendations conveyed vide 265th MoM.

The matter was taken up during 159th Meeting of SEIAA held on 15.06.2023 and the authority observed that the recommendation made by the Appraisal Committee (SEAC) appears to be is far from being satisfactory and convincing. The Appraisal Committee needs to re-look into this issue carefully & appraised the Project, accordingly.

- That Earlier Nos of towers were proposed 18. However in proposed layout plan Nos. of towers are 20 (18 residential + 1 commercial + 1 EWS) therefore dwelling units are increased due to TDR and increase in Floor Area Ratio and decreased one floor.

Therefore, the Authority referred this back to Appraisal Committee to re-examine all the observation, beside any other relevant Environmental concerning issues comes to the notice of Appraisal Committee.



Then the case was taken up in 272nd meeting of SEAC held on 1.07.2023. PP submitted a letter dated 13.07.2023 that they are arranging the appropriate documents from concerned departments for the reply of queries raised by SEIAA Haryana in 159th meeting dated 15.06.2023 that the evidence and other referred documentary support, based on RTI Information is not adequate, good enough to handle and appraise such sensitive issues, where area has been freezed being Natural Conservation Zone (NCZ). Thus, PP requested to defer their case. The committee acceded with the request of PP and deferred their case.

The case was taken up 274th meeting of SEAC held on 09.08.2023. However, the case was deferred on request of PP.

The case was taken up in 277th meeting held on 03.10.2023. The consultant and PP have not replied to the observations raised by the SEIAA. Therefore, consultant and PP are directed to get the clarifications from DTCP, Haryana regarding freezing of area under Natural Conservation Zone (NCZ) and other relating relevant provisions in the case.

The matter will be taken up after getting the reply of consultant/PP on this issue.

277.15 **Corrigendum in ToR for expansion cum revision of Group Housing Project under TOD Policy on land measuring 10.228125 Acres in Sector- 113, Gurgaon Manesar Urban Complex, Gurgaon, Haryana by M/s Vibrant Infratech Pvt Ltd.**

Project Proponent : Sh. Satya Pal Singh
Consultant : Ind Tech House Consult

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/MIS/295312/2022 on dated 15.12.2022 for obtaining **Corrigendum in ToR** under Category 8(b) of EIA Notification 14.09.2006. The PP has submitted requisite scrutiny fee for a sum of Rs. 2,00,000/- vide DD No.500710 dated 29.11.2022.

The case was taken up in 260th meeting held on 07.02.2023. However, the case was deferred on request of PP.

The case was taken up in 277th meeting held on 04.10.2023. The PP/Consultant presented the case before the committee:

- Earlier the Project was accorded Environment Clearance from SEIAA, Haryana vide letter no. SEIAA/HR/2019/186 dated 17.07.2019 for Plot area 65923.187 sqm and Built-up area 346575.475 sqm.
- Due to revision / expansion in Building plan, we have uploaded our proposal for approval of terms of reference vide proposal no. SEIAA/HR/INFRA2/408522 dated 29/11/2022 under 8(b) Category.



- Auto TOR was granted by SEIAA, Haryana through Parivesh portal vide File No. SEIAA/HR/2022/275 dated 07.12.2022 under 8(a) Category which is incorrect. It should be granted under 8(b) category.
- MoEF&CC has also published the Office memorandum vide reference no. No. IA3-19/95/2021-IA-III dated 17th January 2023, regarding correction of factual information in system generated cover page without seeking any separate corrigendum application from the Project Proponent. Copy of the OM is attached as **Annexure 1**. But before the said OM, we had already applied corrigendum in TOR to rectify the error occurred on the parivesh web portal regarding the category of the project vide proposal no. SIA/HR/MIS/295312/2022 dated 15 Dec 2022.

The committee after due deliberation, agreed to the request of PP and further recommended the same to SEIAA for necessary correction in the category.

277.16 EC for Proposed "Affordable Group Housing Colony" in the revenue estate of Village: Badshahpur, Sector-68, Gurugram, Haryana by M/s Pareena Infrastructures Private Limited

**Project Proponent : Sh. Parveen Kumar
Consultant : Vardan EnviroNet**

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/430954/2023 on dated 11.05.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 008676 dated 18.05.2023.

The case was taken up in 269th meeting held on 12.06.2023. However, the case was deferred on request of PP.

The case was taken up in 277th meeting of SEAC held on 04.10.2023. The PP as well as their consultant appeared before the committee for presenting their case. However, they requested that ADS may be generated so that they can submit additional details of the project. The committee after due deliberation acceded with the request of PP/Consultant and decided that ADS be generated in this case and case shall be taken up as and when PP/Consultant makes a request in this regard, after closing the ADS.



277.17 EC for Affordable Residential Plotted Colony project under DDJAY at Village- Ullawas and Behrampur, Sector- 59 and 63A, Gurugram, Haryana by M/s 4S Developers Private Limited

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

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/429208/2023 on dated 11.05.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted requisite scrutiny fee of Rs.2,00,000 vide DD No.507727 dated 28.04.2023.

The case was taken up in 269th and 271st meeting of SEAC, Haryana. However, the case was deferred on request of PP.

The case was taken up in 277th meeting held on 04.10.2023. The PP submitted a letter dated 04.10.2023 that there is a change in their project planning and therefore requested to withdraw their case.

The committee agreed with the request of the PP and further unanimously decided to send the case to SEIAA with the recommendation to withdraw the application.

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

Project Proponent : Not Present
Consultant : Not Present

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/422779/2023 on dated 22.03.2023 for obtaining **Environmental Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted requisite scrutiny fee of Rs.1,50,000/- vide DD No.011025 dated 21.03.2023.

The case was taken up in 265th meeting held on 12.04.2023. However, the case was deferred on request of PP as there were some changes required in the project details and plans submitted for EC leading to change in the project parameters. PP further requested to raise an ADS on their project application so that they can upload the revised proposal.

The case was taken up in 268th meeting held on 31.05.2023. However, PP vide letter dated 31.05.2023 informed that while obtaining the NOC from the Fire Department, there are some changes required in the project details due to which there is an increase in the proposed built-up area. Thus, the case was deferred on request of PP.



Thereafter the case was taken up in 269th meeting held on 12.06.2023. The case was deferred and ADS was generated through PARIVESH portal on request of PP. The PP submitted the revised details of the project and closed ADS.

The case was taken up in 271st meeting held on 30.06.2023. However, the case was deferred on request of PP as the permission for laying down of services through revenue rasta could not be procured yet.

The case was taken up in 277th meeting held on 04.10.2023. However PP requested vide letter dated 29.09.2023 to defer their case due to lack of necessary documents. The committee acceded with the request of PP and deferred the case.

277.19 EC for Affordable Group Housing Colony Project located at Village Mohamadpur Gujjar & Sohna, Sector-35, Tehsil Sohna, Gurugram, Haryana by M/s Tathastu Realty Private Limited

Project Proponent : Sh. Digvijay
Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/438960/2023 dated 03.08.2023 for obtaining Environment Clearance under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of 2,00,000/- vide DD No. 503770 dated 70.07.2023.

The case was taken up in 275th meeting held on 22.08.2023. During presentation, it was observed that the document related to name change is not available with application. Hence, the case was deferred on request of PP.

Table 1- Basic Detail

Project Name - EC for Affordable Group Housing Colony Project located at Village – Mohamadpur Gujjar & Sohna, Sector-35, Tehsil Sohna, Gurugram, Haryana by M/s Tathastu Realty Private Limited		
Sr. No.	Particulars	
1.	Online Project Proposal Number	SIA/HR/INFRA2/438960/2023
2.	Latitude	28°16'36.14" N
3.	Longitude	77°03'31.46" E
4.	Detail of Scrutiny Fee	DD No. 503770, Rs.2,00,000/- dated 07.07.2023
5.	Plot Area	40,089.107 m ² (9.90625 acres)
6.	Net Planned area	40,004.124 m ² (9.88525 acres)
7.	Proposed Ground Coverage	11632.31 (29.08% of plot area)



8.	Proposed FAR	94,407.029 m ²	
9.	Non FAR Area	11,223.44 m ²	
10.	Total Built Up area	1,05,630.469 m ²	
11.	Total Green Area	8,000.824 m ² (20% of net plot area)	
12.	Rain Water Harvesting Pits	10 pits	
13.	STP Capacity	700 KLD	
14.	Total Parking	707 ECS	
15.	Organic Waste Converter	1 No.	
16.	Maximum Height of the Building (till terrace)	57.2 m	
17.	Power Requirement	5444.60 KVA	
18.	No. of DG set (Quality of fuel) with capacity	3 no of DG set of total capacity 1260 kVA (2x380kVA, 1x500 KVA)	
19.	Total Water Requirement	679 KLD	
20.	Domestic Water Requirement	654 KLD	
21.	Fresh Water Requirement	486 KLD 485	
22.	Treated Water	169 KLD	
23.	Waste Water Generated	557 KLD	
24.	Solid Waste Generated	4042 kg/day	
25.	Biodegradable Waste	2425.2 kg/day	
26.	Number of Towers	Residential – 7 Commercial – 1 Club – 1 Community & Creche / Aanganwadi-1	
27.	Dwelling Units/EWS	1368	
28.	Stories	19	
29.	R+U Value of Material used (Glass)	Component U Value R Value Roof < 0.409R-2.1 External wall < 0.352R-2.35	
30.	Total Cost of the project(land cost+ Development Cost)	151.05 Crores	
31.	EMP Budget(per year)	Capital cost	300.00Lakhs
		Recurring cost	52.00 Lakhs
32.	Incremental load in respect of	PM 2.5	0.001
		PM 10	0.004
		SO ₂	0.001
		NO ₂	0.199
		CO	0.076
33.	Construction Phase:	i) Power Back-up	100 kVA
		ii) Water Requirement & Source	90ML &STP treated water through Private water tankers
		iii) STP (Modular)	1
		iv) Anti-Smoke Gun	1

The case was taken up in 277th meeting held on 04.10.2023 The PP/Consultant presented the case before the committee. The PP submitted the reply of observations raised



in 277th meeting vide letter dated 04.10.2023 (**copy attached**). The PP also submitted a affidavit (**copy attached**) the details of the same are reproduced below:

- That we are going to construct an affordable Group Housing Colony project located at Village- Mohamadpur Gujar & Sohna, Sector-35, Tehsil Sohna, Gurugram, Haryana
- That, there is no H.T line passing through the project site
- That we will provide 5% energy saving through solar utilization

The PP submitted the EMP details of the project as following:

Table 2 – EMP details

DURING CONSTRUCTION PHASE		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Labor Sanitation & Waste water Management	20	5
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20	6
Storm Water Management (temporary drains and sedimentation basin)	15	2.5
Solid Waste Management	5	1
TOTAL	60	14.5

DURING OPERATION PHASE		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	55.0	13.75
Rain Water Harvesting System	25.0	6.25
Solid Waste Management	15.0	3.75
Environmental Monitoring	0	9
Green Area/ Landscape Area	15.0	3.75
Others (Energy saving devices, miscellaneous)	40.0	10.0
Socio-Economic		
Setting up solar lighting facilities in Mohammadpur Gujar Village and other nearby villages	80.0	--



Fund allocated for Wild Life Conservation		
➤ Plantation of tress	3.0	
➤ Digging of Ponds	3.0	
➤ Construction of feeding Platforms and enclosure	2.0	--
➤ Awareness Generation	1.0	
➤ Putting artificial nests on tress	1.0	
TOTAL	240.0	37.5

TOTAL EMP BUDGET		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
During Construction Phase	60.0	14.5
During Operation Phase	240.0	37.5
TOTAL	300.0	52.0

A detailed discussion was held on the documents submitted regarding License, CA certificate, Solar Power, Structure Stability, Aravali, Forest, Name change certificate issued by Ministry, wildlife sanctuary distances as well as the submissions made by the PP and the documents submitted.

The reply was placed before the committee and committee considered the reply. After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case should be recommended to the SEIAA for granting Environmental Clearance to **Tathastu Realty Private Limited (as per the license issued by DTCP vide letter No LC-4982-JE(DS)/2023/15053 dated 29.09.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC**
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.



4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.



18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. **As proposed 8,000.824 sqm (20% of net plot area) shall be provided for green area development.**
23. The PP shall provide 5% of total power demand through solar power.
24. **10 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
25. The PP shall provide **01 number of Anti smog guns** mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.

A. Statutory Compliance:

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



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

I Air Quality Monitoring and Preservation

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



II Water Quality Monitoring and Preservation

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



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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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



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

V Waste Management

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



VI Green Cover

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

VII Transport

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



VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous

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



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

277.20 Extension of Validity EC for Boulder, Gravel and Sand minor mineral project located at Dhanaura Block/YNR B-18 (ML Area 18.18 ha), village-Dhanaura, Tehsil- Bilaspur, District- Yamuna Nagar, Haryana by M/s JPY Consortium Private Limited

Project Proponent : Sh. Veer Bhan
Consultant : Vardan EnviroNet



The Project Proponent submitted online Proposal No.SIA/HR/MIN/302505/2023 dated 24.07.2023 for obtaining extension of validity of **Environment Clearance** under Category 1(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000 vide DD No.003734 dated 20.07.2023.

The case was taken up in 275th meeting. However, the case was deferred on request of PP.

The case was taken up in 277th meeting held on 04.10.2023. The PP presented the case before the committee. The committee discussed the case and raised some observations to which PP replied in the form of an affidavit (**copy attached**) dated 04.10.2023 which is reproduced as under:

1. That, The letter of intent (LoI) has been issued by the Director of Mines & Geology department, Haryana vide Memo no. DMG/HY/Cont/Dhanaura Block/YNR B-18/2017/7646 dated Chandigarh 28.12.2017 in favor of M/s JPY Consortium Pvt. Ltd for mining of Boulder, Gravel and Sand (Minor Mineral) and valid till 18.06.2028.
2. That, Mining Plan and Progressive Mine Closure Plan of mining lease areas has been approved by the Director General of Mines and Geology Department, Haryana vide memo no. DMG/HY/MP/Dhanaura Block YNR B-18/2018/1474on dated 26.03.2018 for validity of five year
3. Further, Latest Mining Plan and Progressive Mine Closure Plan has been approved from the Director General of Mines and Geology Department, Haryana vide letter no. DMG/HY/MP/Dhanaura Block YNR B-18/2023/5403 on dated 19.09.2023 and valid till 17.06.2028.
4. That, Environmental Clearance from the Member Secretary, SEIAA, Haryana vide their letter no SEIAA/HR/2018/655 dated on 19.06.2018.
5. That, Replenishment study report has been submitted to DMG Haryana on dated 02.02.2023 and approved with Mining Plan on dated 19.09.2023 and valid till 18.09.2024.
6. That, Status of Certified Compliance report has been issued by Regional Officer, Yamuna Nagar Region, Haryana State Pollution Control Board File No.13-6/2018/IRO/Env. Dated 10.05.2023
7. That, DSR has been issued from Mining Officer, Mining & Geology Department, Yamuna Nagar, Haryana Memo. No. Mining/Ynr/2709 dated 11.08.2017

Further, a complaint dated 06.09.2023 was received from Sh. Balbir Sandhu via email which was also sent to PP/Consultant for submitting point wise reply thereof. The PP/Consultant presented a detailed reply before the committee during the meeting stating their in as under:

1. The contents of Paragraph No. 1 of the captioned complaint are vehemently denied. There is no violation of the conditions prescribed in EC. As per Rule 81 of Haryana State Mining Rules, 2012, a mineral concession holder is entitled to stock minerals in the mining lease area equivalent to two times the average monthly production. On 29.08.2022, the mining contract of PP



was prematurely terminated by DGMG and the stock lying in the mining lease area were left un-disposed. Thereafter, the mining contract was restored by Appellate Authority vide Order dated 25.04.2023 and the stock left at the time of termination as well as the minerals extracted after the commencement of mining operations were sold. All the prescribed terms and conditions were followed by PP.

2. The contents of Paragraph No. 2 are vehemently denied being false. It is submitted that there is no damage to the roads by the activities of the PP and there is no excessive excavation or any sort of road damage. It is submitted that there are a large number of stone crushers, screening plants etc. which causes deterioration of roads in the area. PP is not responsible for any such damage. There is no overloading of minerals by the PP and the minerals are loaded as per the approved carrying capacity of the vehicle.
3. The contents of Paragraph No. 3 are vehemently denied being false and baseless. The PP has been planting trees in the mining lease area as per the terms and conditions prescribed in EC. However, on account of several factors such as harsh weather conditions, rugged terrain etc. resulted in poor growth of plants/trees which were planted by the PP. The problems were further accentuated by the fact that the mining contract stood terminated from 29.08.2022 to 25.04.2023 and there was no activity in the lease area. The PP has duly complied with the condition relating to plantation of trees in the lease area but there are several factors which inhibited the plantation activity and were beyond the control of PP. After the restoration of the contract, PP has been regularly planting trees in the mining lease area.
4. The contents of Paragraph No. 4 are denied being false. The PP has taken all the measures to ensure compliance of condition No. 28 of EC. In this regard, it is submitted that the minerals are loaded in the vehicle as per their approved carrying capacity and are properly weighed on the weighbridge installed in the lease area. Furthermore, in so far as the vehicular emission is concerned, all the vehicles used by PP in the mining operations have been certified by concerned authority to be vehicle emission compliant.
5. The contents of Paragraph No. 5 are denied being false. It is submitted that there is no overloading of minerals by PP and the minerals are loaded in vehicles as per their approved carrying capacity and after duly weighing the loaded minerals on weighbridge.
6. The contents of Paragraph No. 6 are denied being false and evasive. There is no concealment on the part of the PP and all the information submitted for the grant of extension is true as per the knowledge of PP.

Allegations with reference to PAC Report:

It is submitted that the allegations with reference to PAC Report are vehemently denied being false. It is submitted that the PP had submitted a complaint dated 05.09.2023 with the Hon'ble Speaker, Vidhan Sabha with regards to constitution as well as working of the PAC. The PAC report was prepared in a biased manner in order to serve the personal interests of one of the members of the Inspection Team. Moreover, the inspection was never conducted in the area of actual mining. A copy of the complaint dated 05.09.2023 as well as newspaper items are attached herewith for kind perusal.



PP further submitted point wise reply of the information sought vide F. No. 13-6/2018/IRO/Envis given below :

S. No.	Conditions	Reply
1	PP has not submitted health records of the lab or worked during the operation of the mining lease. (Sp. condi. – 6)	Project proponent has done periodically health check up to the lab or during the mining operation. Details has been enclosed as Annexure 1.
2	PP has not submitted details of the monitoring committee responsible to monitor replenishment study, traffic management, levels of production, River Bank erosion and maintenance of Road etc. of mining area. (Sp. condi. – 7)	Replenishment Report has been approved from the mining department. Same has been enclosed as an Annexure 2
3	PP has not submitted the year wise plantation details and expenditure made on plantation. (Sp. condi. – 24)	Plantation has been done year wise. Plantation details and photographs with expenditure made on plantation has been enclosed as Annexure 3.
4	PP has not submitted the details of the fund utilized under CSR and link of company website where copy of six monthly compliance reports along with monitoring data has been uploaded for public awareness. (Sp. condi. – 31 & 34)	Project proponent has utilized Rs. 63.30 Lakhs under CSR from year 2018 to 2023. Details has been enclosed as Annexure 4. PP don't have company website. Project proponent submitted six monthly compliance report to concern authority time to time. Submission receipt of the same is enclosed as Annexure 5.
5	PP has not submitted year wise expenditure details of the fund earmarked towards implementation of environmental management plan. (Gen. condi. – vii)	PP has spent Rs. 117.00 Lakhs on Environment Management Plan. Year wise expenditure towards implementation of environmental management plan has been enclosed as Annexure 6.
6	PP has not submitted copy of advertisement of newspaper regarding publish the news of EC. (Gen. condi. – x)	Project proponent will do advertisement in the newspaper for EC.

The Committee had a detailed discussion on the point wise reply of the complaint and documents such as compliance report issued by concerned IRO, MoEF&CC, revised Mining Scheme and progressive mine closure plan, District Survey Report and replenishment study report submitted by PP/Consultant in support of their case and found them in order and same all relevant documents have been authenticated by Sh. Rajender Parshad, Assistant Mining Engineer who was also present during the meeting as a representative from Mines and Geology Department, Haryana .

The PP submitted the Wildlife Conservation Management Plan of Rs.10 lakhs which shall be spent on various wildlife conservation activities.



After perusing the approved DSR, it is revealed that the annual capacity has been shown as 9,38,000 MT, however, the earlier EC dated 19.06.2018 was granted for production of 9,50,000 TPA.

After detailed deliberations, the committee decided to recommend the case to SEIAA for granting of **Extension of validity of EC** to the project under Category B1, 1(a) under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India for Mining of **Boulder, Gravel and Sand minor mineral for lease period (i. e., till validity of lease)** for quantity of **9,38,000 TPA (as mentioned at Sr.No.20 in DSR)** with depth of 3.0m as per Previous EC, Mining Plan and Replenishment Study Report approved by Director Mines & Geology, Haryana with the conditions laid down in EC letter dated 19.06.2018 issued by SEIAA.

277.21 EC for Expansion of Group Housing Colony at Sector 48, Gurugram, Haryana by M/s Sweta Estates Pvt Ltd

Project Proponent : Sh. Saurabh Bhardwaj
Consultant : Gaurang Environmental Solutions Pvt Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/MIS/68360/2015 on dated 03.06.2022 for obtaining **Expansion of Environmental Clearance** under Category 8(b) of EIA Notification 14.09.2006. The PP has submitted scrutiny fee of Rs.2,00,000/- vide DD No.507024 dated 26.11.2021.

Initially the case was recommended to SEIAA for grant of EC in 244th meeting held on 09.07.2022. However, the case was referred back by SEIAA in its 144th meeting with some observations and constituted a sub committee for the site inspection.

The case was again taken up in 256th meeting held on 30.11.2022. The sub-committee submitted Site Inspection Report during the meeting. The Site Inspection Report was circulated among the members, consultant and PP as per minutes of 256th meeting.

The case was taken up in 258th meeting held on 03.01.2023. The committee discussed the ATR submitted by the PP. After detailed deliberation, the committee decided to recommend the case to SEIAA for granting EC as conveyed earlier vide Minutes of 244th Meeting of SEAC alongwith the Site Inspection Report as well as ATR submitted by PP.

The Authority in 152nd meeting of SEIAA held on 25.01.2023 again referred back the case to SEAC with some observations to which PP/Consultant replied in 271st meeting of SEAC held on 29.06.2023. Hence, the committee recommended the case to SEIAA for granting of Environment Clearance subject to the specific conditions in addition to all



standard conditions applicable for this projects as conveyed vide Minutes of 244th Meeting of SEAC, Haryana held on 09.07.2022.

Thereafter the case was taken up in 162nd Meeting of SEIAA held on 19.07.2023.

The Authority, after perusing the relevant record and details placed on file, alongwith considering the recommendations of the Appraisal Committee (SEAC), Referred Back the Proposal to Appraisal Committee on the following points:

1. Is Green Area of the Project increasing by 95% (nearly) from the existing i.e. 57,700 Sqmtrs to 1,05,218 Sqmtrs, without having any change in the total Plot Area i.e. 191893.533 Sqmtrs (47.418 Acres) as per EC dated 29.08.2017. (Whereas Built up Area is proposed to increase by 8826.641 Smqtr, only).
2. Project Cost submitted by the Project Proponent to the Authority & Haryana State Pollution Control Board, reflects wide range of variations and mismatching. This aspects needs to the verified and considered as per the factual position pertaining to the project details / cost. Because, upon expansion of 8826.641 Sqmtr, Project Cost cannot multiply by 150%.

Sr. No.		Rs. In Crore
1.	Cost of the Project as per EC dated 29.08.2017 ontotal Built up Area of 5,62,141.739 Sqmtrs	394.40
2.	(i) Proposed Project Cost on Expansion of Built Up Area of 8826.641 Sqmtr i.e. total increased of Built up area from 5,62,141.739 Sqmtrs to 5,70,968.38 Sqmtrs (ii) Project Cost as per CTO dated 29.09.2020 issued by HSPCB on Built up area of 447149.30 Sqmtrs.	1014.4 995.55

3. The Appraisal Committee further needs to give a clear cut picture & comments on the ATR regarding the non-compliance report submitted by RO, MOEF & CC, GOI, Chandigarh, including status of CSR activities.
4. Details regarding construction of Towers and floors at the project site is needed to ascertain the factual position on ground.

The case was taken up in 275th meeting of SEAC, held on 22.08.2023. However the case was deferred on request of PP.

The case was taken up in 277th meeting of SEAC, held on 03.10.2023. The PP submitted the following reply vide letter dated 28.09.2023 of observations raised by SEIAA :

Sr. No.	Query	Reply
1	Is Green Area of the Project increasing by 95% (nearly) from the existing i.e. 57,700Sqmtrs to 1,05,218 Sqmtrs, without having any change in the total Plot Area i.e.191893.533 Sqmtrs (47.418 Acres) as per EC dated 29.08.2017. (Whereas Builtup	It is again clarified that there is no increase in plot area as plot area is same as mentioned in previous Environment clearance dated 29.08.2017i.e.192334.638 sqm. Whereas increase in builtup area due to increase in the number of floors due to increase in the FAR

	<p>Area is proposed to increase by 8826.641 Sqmtr, only)?</p>	<p>which was dully approved by DGTCP, Haryana. Copy of approved building plan has already been submitted and attached in the original file.</p> <p>Therefore, increase in the green area is due to the fact that we have available ground coverage to develop green landscape.</p> <p>Moreover, it is also clarified that Environment clearance granted vide dated 29.08.2017, there is no detail of total green area or landscape area.</p> <p>It is further clarified that our green are will be reduced if we go for expansion after availability of TOD. At present ground coverage is 14.54% whereas we are permitted to achieve 35%. Therefore, our green area is proportionate to our ground coverage with permissible FAR. Thus, if ground coverage is increased by DTCP upto 35% which is permissible as per the bye laws then our green area cover will be decreased proportionately but our project will be with the accepted norms of green cover i.e. 15% to 20% of plot area.</p>												
<p>2.</p>	<p>Project Cost submitted by the Project Proponent to the Authority & Haryana State Pollution Control Board, reflects wide range of variations and mismatching. This aspects needs to the verified and considered as per the factual position pertaining to the project details / cost. Because, upon expansion of 8826.641 Sqmtr, Project Cost cannot multiply by 150% ?</p> <table border="1" data-bbox="316 1749 867 2384"> <thead> <tr> <th>S.No.</th> <th></th> <th>Rs. In Crore</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Cost of the Project as per EC dated 29.08.2017 on total Built up Area of 5,62,141.739 Sqmtrs</td> <td>394.40</td> </tr> <tr> <td>2</td> <td>(I)Proposed Project Cost on Expansion of Built-Up Area of 8826.641 Sqmtr i.e. total increased of Built up area from 5,62,141.739 Sqmtrs to 5,70,968.38 Sqmtrs.</td> <td>1014.4</td> </tr> <tr> <td></td> <td>(ii)Project Cost as per CTO dated 29.09.2020 issued by HSPCB on Built up area of 447149.30 Sqmtrs.</td> <td>995.55</td> </tr> </tbody> </table>	S.No.		Rs. In Crore	1	Cost of the Project as per EC dated 29.08.2017 on total Built up Area of 5,62,141.739 Sqmtrs	394.40	2	(I)Proposed Project Cost on Expansion of Built-Up Area of 8826.641 Sqmtr i.e. total increased of Built up area from 5,62,141.739 Sqmtrs to 5,70,968.38 Sqmtrs.	1014.4		(ii)Project Cost as per CTO dated 29.09.2020 issued by HSPCB on Built up area of 447149.30 Sqmtrs.	995.55	<p>Increase in the project cost due to the fact that we have decided to furnish the apartments whereas at the time of Environment clearance, we have planned to sell the bare-shell apartments only. Therefore, cost of the project has been increased which has been dully certified by CA. As on 31.08.2023 project cost is 1067.42 Crores. Same is attached herewith as Annexure-I.</p>
S.No.		Rs. In Crore												
1	Cost of the Project as per EC dated 29.08.2017 on total Built up Area of 5,62,141.739 Sqmtrs	394.40												
2	(I)Proposed Project Cost on Expansion of Built-Up Area of 8826.641 Sqmtr i.e. total increased of Built up area from 5,62,141.739 Sqmtrs to 5,70,968.38 Sqmtrs.	1014.4												
	(ii)Project Cost as per CTO dated 29.09.2020 issued by HSPCB on Built up area of 447149.30 Sqmtrs.	995.55												



3	The Appraisal Committee further needs to give a clear cut picture & comments on the ATR regarding the non-compliance report submitted by RO, MOEF & CC, GOI, Chandigarh, including status of CSR activities.	In this regard, it is submitted that proper ATR was submitted to the RO, MoEF&CC, Chandigarh which was properly acknowledged & sent to SEIAA, Haryana by RO, MoEF&CC with certified compliance report. The ATR was also duly explained during appraisal in the SEAC which was accepted & recommend our case to the SEIAA for grant of Environment Clearance under expansion category.									
4	Details regarding construction of Towers and floors at the project site is needed to ascertain the factual position on ground.	<p>The details of towers & floors has already been submitted alongwith EIA report & same has also been verified by RO, MoEF&CC site visited dated 28.06.2021 for which CCR alongwith ATR already been issued.</p> <p>The site was also visited by sub-committee on 01.11.2022 which was formed by SEIAA, Haryana vide letter No. SEIAA/HR/2022/1625-1629 dated 20.10.2022. The sub-committee consisting of SEAC member & representative of HSPCB has also submitted their report regarding the same. Further, the factual position of towers & floors are again given below: -</p> <table border="1" data-bbox="901 1249 1388 1564"> <thead> <tr> <th></th> <th>As per 2017 EC</th> <th>As per revised proposal</th> </tr> </thead> <tbody> <tr> <td>Proposed towers</td> <td>02 Nos.</td> <td>02 Nos.</td> </tr> <tr> <td>Maximum number of Floors</td> <td>2B+G+32</td> <td>2B+G+34</td> </tr> </tbody> </table>		As per 2017 EC	As per revised proposal	Proposed towers	02 Nos.	02 Nos.	Maximum number of Floors	2B+G+32	2B+G+34
	As per 2017 EC	As per revised proposal									
Proposed towers	02 Nos.	02 Nos.									
Maximum number of Floors	2B+G+32	2B+G+34									

During appraisal, the PP was asked to submit the updated details of expenditure incurred on CSR. The PP submitted the details as given below:

Sr. No.	Date	Donation to	Amount
1.	21.12.2017	Bhai Joga Singh Trust, New Delhi	5,00,000
2.	22.05.2018	Indian Institute of Technology, New Delhi	15,00,000
3.	17.07.2018	Indian Institute of Technology, New Delhi	1,00,00,000
4.	04.03.2019	Rumi Foundation, Gurugram	4,50,000
5.	24.06.2019	Bhai Joga Singh Trust, New Delhi	5,00,000
6.	09.08.2019	Indian Institute of Technology, New Delhi	1,00,00,000
7.	31.03.2020	Sanskriti School	1,50,000
8.	24.12.2022	Indian Institute of Technology, New Delhi	1,00,00,000
Total			3,31,00,000



Keeping in view the above mentioned facts and documents submitted by the PP and after due deliberations, the committee reiterates its recommendations conveyed vide 271st and 244th MoM for granting EC.

277.22 EC for Revision in Commercial Colony Project at Village Gurugram, Sector 104, Gurugram, Haryana by M/s Value Buildcon Pvt Ltd

**Project Proponent : Sh. Ashish
Consultant : Grass Roots Research & Creation India (P) Ltd.**

The Project Proponent submitted online Proposal No.SIA/HR/MIS/233526/2021 dated 31.03.2022 as per check list approved by the SEIAA/SEAC for obtaining EC under category 8(a) of EIA Notification dated 14.09.2006.

The case was considered in 237th meeting of SEAC held on 12.04.2022 recommended case to SEIAA for grant of EC. PP submitted the scrutiny fee amounting to Rs.2,00,000/- vide DD No. 006050 dated 12.11.2021.

The recommendation of SEAC was taken up 141st meeting of SEIAA held on 24.05.2022 and after due deliberations; Authority decided to refer back this case to SEAC with following observations;

1. Validity of licence.
2. Certified compliance report not submitted.

Case taken up in 243rd, 245th, 251st and 260th Meeting of SEAC but was deferred on request of PP as Certified Compliance Report was not submitted in this case.

The case was taken up in 266th meeting held on 28.04.2023. PP submitted the reply vide email dated 25.04.2023 of observations raised by SEIAA in its 141st meeting

However, committee found the reply incomplete and further raised some observations.

Thereafter, the case was taken up in 267th meeting held on 16.05.2023. PP submitted the reply of observations raised during 266th meeting. However, committee asked PP to submit the reply in the form of an affidavit. PP submitted an affidavit dated 17.05.2023 and the committee reiterated the recommendations conveyed vide 237th MoM.

The matter was taken up in 159th meeting of SEIAA held on 15.06.2023. The Authority after having gone through the record & upon perusal of the recommendations made by the Appraisal Committee, decided to depute Sh. Rajbir Singh Bondwal, IFS (Retd.), Member SEAC and Regional Officer of the concerned area to visit the Project site and submit a detailed report on all relevant issues within 10 days, positively. As there appears to be gaps



and loose connect between the recommendations and presentation/status, mention by the Project Proponent and the Consultant in their submissions.

Appraisal Committee is also requested to give their comments/opinion on the written submissions made by Project Proponent before the SEIAA on 15.06.2023. Copy of the submissions is forwarded to the Appraisal Committee in this regard.

The case was taken up in 277th meeting held on 04.10.2023. The PP/Consultant sent a mail dated 22.09.2023 with enclosed letter wherein PP informed that their project scheme has now been changed. Hence, PP requested to withdraw their application and allow them to submit a fresh application of their project. The committee agreed with the request of PP and further unanimously recommended to SEIAA for the withdrawal of the project after considering the report of sub-committee constituted by SEIAA vide letter dated 21.06.2023.

277.23 EC for Proposed Sand Mining project at Village Jarauli, Nabipur, Khirajpur and Mohamadpur, Tehsil and District Karnal, Haryana (Mining lease area 76.90 ha) with production capacity 2853000 TPS by M/s Tripta Projects and Infrastructure through Gurpreet Singh Sabharwal

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

The Project Proponent submitted online Proposal No.SIA/HR/MIN/431756/2023 dated 01.06.2023 for obtaining **Environment Clearance** under Category 1(a) of EIA Notification dated 14.09.2006. The PP submitted requisite scrutiny fee of Rs.1,50,000/- vide DD No.069621 dated 16.02.2023. Auto ToR has been granted to the project by SEIAA on 23.02.2023.

The case was recommended to SEIAA for grant in 271st meeting for grant of EC for one year for Mining of Sand (Minor Mineral) from the Riverbed of Yamuna River in Jarauli Block with 28,53,000 MT/year production as mentioned in LOI/Mining Plan/EIA Report/ToR/DSR/Replenishment Report for plan period with maximum depth upto 3.0m as mentioned in Replenishment Study Report approved by Director Mines & Geology, Haryana and for quantity of 28,53,000 TPA.

The said Proposal was taken up during 162nd Meeting of SEIAA held on 19.07.2023.

After perusal of relevant record and details placed on file, along with considering the recommendations of the Appraisal Committee (SEAC), the Authority observed that part of area, recommended for Mining activities appears to have controlled / additional controlled area. Therefore, a clear cut demarcation and verification of the area on



this issue is required from the concerned District Town Planner (DTP), Karnal i.e. NOC from DTP, Karnal.

Accordingly, the case is Referred Back to SEAC for examination and clear cut comments / recommendation.

The case was taken up in 277th meeting held on 04.10.2023. However, PP submitted a letter with a request to defer their case as they are not in a position to submit the NoC from DTP Karnal within the time of the meeting. The committee acceded with the request of PP and deferred their case.

277.24 Addendum to Environment Impact Assessment Report for Modification and Expansion of Group Housing Project "Atharva at Sector 109, Village Pawala Khusrupur, Gurugram, Haryana by M/s Raheja Developers Limited

Project Proponent : Not Present
Consultant : Not Present

The case was taken up for appraisal in the 170th meeting of the SEAC held on 07.06.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively.

The Term of References were approved by SEIAA in its 115th Meeting, conveyed vide letter dated 07.08.2018. The Project Proponent submitted the EIA Report on 04.04.2019 and the case was taken up in 180th meeting in SEAC and PP presented his project but unable to produce any evidence about the prosecution launched by any competent authority as recommended by the SEAC in its earlier 170th meeting.

Thereafter, the SEAC decided that the PP shall produce the evidence of prosecution launched by the competent authority before appraisal and file was sent back to SEIAA for taking the action as per the minutes of 170th meeting.

Thereafter, the case was taken up in 118th meeting of SEIAA, Haryana held on 12.06.2019 and Public consultation was exempted.

Thereafter, the case was taken up in 202nd meeting of the SEAC held on 30.08.2020 and recommended to SEIAA for grant of EC under Violation Category with an amount of Rs.26,70,400/- towards Remediation plan and Natural and Community Resource Augmentation plan to be spend within a span of three years.

The recommendation of SEAC was considered in 125th meeting of SEIAA held on 07.10.2020 and It was observed that the budgetary amount of Rs.26,70,400/- seems to be very less & certain activities mentioned under the Plan is on the periphery or inside the



project which is not allowed as per guidelines. PP is under statutory obligation to provide the Budget of Augmentation and Remediation Plan outside area of Project to preserve Environment. The Budget for the Remediation Plan & Resource Augmentation Plan of the Project is to be as per the guidelines of "CPCB" given in this regard.

Further, the project proponent should submit a bank guarantee equivalent to the amount of remediation plan and Natural and Community Resource Augmentation Plan with the State Pollution Control Board and the quantification finalized by Regulatory Authority and the bank guarantee shall be deposited prior to the grant of environmental clearance and will be released after successful implementation of the remediation plan and Natural and Community Resource Augmentation Plan, and after the recommendation by regional office of the Ministry, State Expert Appraisal Committee and approval of the Authority.

After detailed discussions; the Authority decided to approve in principle on the submission of Re-calculated Budget for the "Remediation Plan, Natural & Community Resource Augmentation Plan.

The Case was again taken up in the 129th meeting of SEIAA held on 12.10.2021; the Authority decided to issue a Show-Cause Notice to the PP to submit bank guarantee within next 15 days failing which action under the various provisions of Environment (Protection) Act, 1986 would be taken.

The matter was again considered in the 135th meeting of SEIAA held on 25.01.2022 and the Authority observed that PP has not submitted the reply to "Show cause notice" nor submitted any bank-guarantee.

After detailed deliberations; the Authority decided to send the case to SEAC to recalculate the "Damage Assessment" & "Penalty" as per the provisions of SOP dated 07.07.2021 issued by MoEF& CC in regard to violation cases.

The case was taken up in 235th meeting, the PP requested vide letter dated 28.03.2022 for deferment which is considered and acceded by SEAC after discussion.

Now, the case was again taken up in 242nd Meeting of SEAC held on 24.06.2022. The reply of the Show Cause notice still not submitted by the PP nor submitted any Bank Guarantee. Further, neither PP nor consultant has appeared before the Committee and it has been decided that the case be deferred for submission of reply by PP and be taken up in next meeting.

The case taken up in 251st meeting of SEAC, Haryana held on 11.10.2022. During scrutiny of documents, it was observed that the prescribed scrutiny fee has not been



deposited by the PP in this case. During the meeting, consultant appeared before the committee but PP has not attended. The committee after deliberation decided to send the case to SEIAA for directing project proponent to deposit prescribed scrutiny fees and reply of the Show Cause Notice issued by the SEIAA for submission of Bank Guarantee.

The recommendations of SEAC were taken up in the 149th meeting of SEIAA held on 08.11.2022.

The Authority after examination relevant record and due deliberations; observed that the **PP has not submitted required Scrutiny fee** in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021, besides this, PP has also not complied with the directions made in regard to submission of Bank Guarantee in the earlier sequence of proceedings in this case. The Authority unanimously feels that PP has not only shown scant concern, but utter defiance to the ongoing proceedings, despite adequate opportunity in this case. Therefore, the Authority decided to refer this case back to calculate the violations and damage caused to Environment by working out the remedial compensation and penalties within norms & scope of SoPs dated 07.07.2021 in the manner and methodology as employed in the case of M/s G.P. Realtors Pvt. Ltd in OA No. 976 of 2019, besides other relevant action as may be applicable and due in this case.

The case was taken up in 256th meeting held on 01.12.2022. PP has not appeared before the committee. The committee took it seriously and directed PP through their consultant to submit the reply of observations raised by SEIAA in 149th meeting. The PP shall also submit **scrutiny fee** as prescribed in Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021. The PP is directed to submit reply within 15 days, thereafter, the case shall be taken as and when reply of PP is received.

The case was taken up in 262nd meeting held on 14.03.2023. Neither PP nor any representative on his behalf has appeared before the committee to represent the case. The committee has taken a serious view in this regard and decided that PP may be given one more opportunity to appear before the SEAC to represent their project either themselves or through their authorized representative and shall also submit the relevant documents in support of their case.

The committee further decided to communicate the decision of committee to PP through their official email as well as speed post and deferred the case for next meeting.



The case was taken up in 266th meeting held on 28.04.2023. The PP appeared before the Committee and submitted a letter wherein it is stated that they were directed to deposit Bank Guarantee of Rs.39.00 Lacs to Haryana State Pollution Control Board but they are unable to deposit the same due to financial crunch and liquidity problems. It is further submitted in letter that they have been granted licences by Town & Country Planning Department during the Month of February, 2023 and their project is expected to launch by 31.07.2023 and requested to grant them permission to deposit Bank Guarantee by 31.08.2023.

The Committee held due deliberation on the request made by PP and decided that the case be sent to SEIAA for further necessary action. However, PP is also directed to submit **scrutiny fee** as prescribed in Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

The case was taken up during 159th and 164th Meeting of SEIAA held on 16.05.2023 and 22.08.2023 respectively.

The Authority after having seen the details and record placed on the concerned file along-with perusing the recommendations of the Appraisal Committee; observed as under:

1. That Project Proponent has failed to furnish a BANK GUARANTEE of Rs. 39.00 Lakh as directed by the Authority vide Order dated 30.07.2021 in the instant case, till date.
2. That further, Project Proponent has also not deposited the requisite Scrutiny fee as required vide Haryana Govt. Notification dated 14.10.2021.

In view of the above, the Authority deemed it appropriate to refer the case to the Expert Committee with the direction to re-examine the case within the scope & meaning of SoPs dated 07.07.2021 (as the Project was applied during the window period) and re-submit with clear cut recommendations by looking into all aspects pertaining to the case within the scope & meaning of EIA Notification dated 14.09.2006.

The case was taken up in 277th meeting held on 04.10.2023. Neither PP nor any representative on his behalf has appeared before the committee to represent the case. The committee has taken a serious view in this regard and decided that PP may be given last opportunity to appear before the SEAC to represent their project either themselves or through their authorized representative and shall also submit the relevant documents in support of their case. A separate letter be also written to PP/Consultant to this effect. Hence, committee deferred the case and will be taken up after receipt of reply of PP.



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

Project Proponent : Sh. Subodh Saxena
Consultant : Perfact Enviro Solutions Pvt. Ltd.

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

The said case was taken up during 246th and 256th meetings of SEAC held on 22.08.2022 and 01.12.2022, respectively and the Appraisal Committee (SEAC) made recommendations to the Authority for grant of Environment Clearance for Expansion by incorporating & considering the proposed changes in the Existing Environment Clearance dated 07.01.2008 for the Project.

The case was taken up during 159th Meeting of SEIAA held on 15.06.2023.

After having gone through the details placed on file alongwith considering the recommendations of the Appraisal committee and perusal of Site Inspection Report of the Sub-committee, besides hearing the submissions made by the Project Consultant on 15.06.2023, the Authority made some observations and referred back the case to the Appraisal Committee (SEAC) with the directions to re-look/examine all the observations besides any other issue, related to Environment, which comes to the notice of the Appraisal Committee.

The case was taken up in 272nd meeting of SEAC held on 14.07.2023. The PP submitted the reply of observations raised by SEIAA. The committee, after having lengthy discussion on the reply as well as documents submitted by PP in support of their case, considered the reply of PP and found it in order. Thereafter, the committee was of the unanimous view that this case be again recommended to SEIAA for grant of Environment Clearance alongwith the stipulated conditions as conveyed vide 246th and 256th MoM of SEAC.

The case was taken up during 164th Meeting of SEIAA held on 22.08.2023. The Authority after having seen the relevant record placed on the file and considering the recommendation of the Appraisal Committee (SEAC) and hearing the Project Consultant (through video conference), deemed it appropriate to refer back this case to the Appraisal Committee with the direction to re-examine, whether the said Proposal qualifies within the



scope & meaning of Office Memorandum dated 29.03.2022, issued by the Ministry of Environment, Forest & Climate Change, GoI.

The case was taken up in 277th meeting held on 04.10.2023. The PP/Consultant appeared before the committee. The committee asked the PP/Consultant to submit the reply of some observations to which PP/Consultant submitted following reply :

S.No.	Observation	Reply
1	PP shall submit pointwise reply to the conditions of OM dated 29.03.2022.	Pointwise reply to the conditions of OM dated 29.03.2022 is attached as Annexure I.
2	PP shall submit affidavit for land ownership	Affidavit for land ownership is attached as Annexure II.

The contents of Affidavit reproduced hereunder:

1. Land is in legal possession of the project proponent i.e. M/s TDI Infratech Ltd.
2. License has been obtained for 221.446 acres with license no. 63-87 and 89-105 of 2006 dated I 1-02-2007, additional Land of 27.918 acres with License no. 121 of 2012 dated 13.12.2012 and 42.415 acres with license no 05 of 2017 date 07.02.2017 has been obtained in the name of TDI Infratech Ltd.
3. Completion Certificate has been obtained vide Memo No. LC-805-JE-(BR)-2014/3 I 14 dated 10.02.2014 for 221.44 acres with license no. 63-87 and 89-105 of 2007 dated 11.02.2007. Hence renewal for the same is not required.
4. Renewal of License no-121 of 2012 dated 13.12.2012 for 27.918 acres & License no 05 of 2017 dated 07.02.2017 for 42.415 acres has been applied for.

The committee considered the reply and documents submitted by PP/Consultant. After due deliberation, the committee was of the unanimous view that this case be again recommended to SEIAA for grant of Environment Clearance alongwith the stipulated conditions as conveyed vide 246th, 256th and 272nd MoM of SEAC.

277.26 ToR for Proposed Lithium-Ion battery cell Manufacturing unit at Industrial Plot no.- EP-1, Sector-20, IMT Sohna, District- Nuh, Haryana by M/s Atlbattery Technology (India)

Project Proponent : Not present
Consultant : Not present

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/443136/2023 dated 05 Sep 2023 for obtaining ToR under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 003732 dated 05.09.2023.



The case was taken up in 277th meeting held on 04.10.2023. During the meeting, it was brought to the notice of committee on due date of meeting that the case has been withdrawn as such no action is required.

277.27 EC for Project Manufacturing of CRCA sheets and Steel Pipes located at village Dudhola, Village Dhatir & Dudhola, District Palwal, Haryana by M/s Prompt Enterprises Private Limited

Project Proponent : Sh.Parveen Sharma
Consultant : Oceao Enviro Management Solutions (India) Pvt. Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/IND1/442953/2023 dated 08.09.2023 for obtaining **Environment Clearance** under Category 3(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs. 2,00,000/- vide DD No. 531240 dated 24.03.2023.

The case was taken up in 277th meeting held on 04.10.2023. During appraisal, it was come to the notice of the committee that as per conditions under the Head 7. Additional Studies at the following Sr. Nos.:

- i. Public consultation details (Entire proceedings as separate annexure along with authenticated English Translation of Public Consultation proceedings.
- ii. Summary of issue raised during public consultation along with action plan to address the same as per MoEF&CC O.M. dated 30.09.2020

Therefore, there is requirement of public hearing/public consultation is required as major area of the unit is for the expansion of the existing unit. Thus, PP/consultant is required to fulfill the terms and conditions of the ToR before appraisal of the case. The case will be taken up after the requisite reply/report is received from the consultant/PP.

277.28 EC for Commercial Complex "JMD The Regent" at village Nangli Umarpur, Sector-62, Gurugram, Haryana by M/s JMD Limited

Project Proponent : Not Present
Consultant : Not Present

The Project Proponent submitted online Proposal No.SIA/HR/NCP/28642/2018 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No. 147056 dated 01.12.2022.



The case was taken up in 261st meeting held on 28.02.2023. The sub-committee submitted the site inspection report during the meeting. The report was circulated to all members present in the meeting.

In its site visit report, the sub-committee concluded that the sub-committee has the view that the construction at project site begun without obtaining EC for a building plan approved initially on 30 March 2010 for a total built up area of 22894.619m² which include G+6 floor construction approval for both Block A and Block B. The PP continued the construction of both Block A and Block B.

The sub-committee further observed that from the satellite images as viewed on Google Earth (Annexure-III) that the PP raised the building structure of Block A up to G+7 floors upto 2014-15 which is against the approved building plan of 2010 where construction of G+6 floor for Block A was approved. In this regard, the PP need to provide a clarification also on the construction area details of the basement of Block A done till 2014-15 which was altered in the later building plans. It has also been observed by the sub-committee that at present there is no STP installed. The status of STP installation need to be submitted by the PP as Block B is operational. The current status of tree plantation, schedule of further tree plantation as per the plan of the project needs to be submitted by the PP.

After detailed discussion, the committee decided to send the case to SEIAA with the recommendation that the request of project proponent for withdrawal of ToR under violation category be rejected as the project is under violation category of environment clearance.

The case was taken up in 165th Meeting of SEIAA held on 05.09.2023. Upon perusing the relevant record and details placed on file, besides considering the recommendations of the Expert Appraisal Committee (SEAC), Report of the Sub-committee dated 21.07.2023 having observations of Senior Town Planner, office of the Town & Country Planning Department, Haryana; the Authority observed apparent & discernable contradictions, therefore, the Authority decided to refer back the case to the Expert Appraisal Committee (SEAC) for comments and views on the reports placed on the file.

The case was taken up in 277th meeting held on 04.10.2023. During the meeting, it was decided that report of committee consisting of Member Secretary, SEIAA, Member Secretary, HSPCB/through representative and concerned RO, HSPCB (to assist the sub-committee) formed by SEIAA vide letter dated 12.04.2023, be circulated to all members of SEAC including members of sub-committee consisting of Dr. Vivek Saxena, Member, SEAC and Dr. Sandeep Gupta, Member, SEAC (which was also constituted by SEIAA vide letter



dated 19.12.2022) to give their comments/reports as their report is discernable contradictions to the report submitted by the above referred committee. The Member Secretary, SEIAA has also sought report on this issue vide letter dated 03.08.2023 from Senior Town Planner/District Town Planner, Gurugram. The Senior Town Planner, Gurugram, submitted their report alongwith enclosures to Member Secretary, SEIAA vide letter dated 07.08.2023.

After due deliberation, the committee decided to circulate both the reports report to all members of SEAC as well as Dr. Vivek Saxena, Member, SEAC and Dr. Sandeep Gupta, Member, SEAC (which was also constituted by SEIAA) to give their comments/report as there are contradictions in their report and the report of Senior Town Planner, Gurugram. The case shall be taken up for discussion in next meeting of SEAC.

277.29 EC for Group Housing Project under TOD policy located at Revenue Estates of Village Badshahpur, Sector-70, Gurugram, Haryana by M/s Decent Buildhomes Private Limited

**Project Proponent : Sh. Rameshwar
Consultant : Grass Roots Research & Creation India (P) Ltd.**

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/440097/2023 dated 11.08.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 360821 dated 11.08.2023.

Table 1 – Basic Details

Project Name Group Housing Project under TOD policy located at revenue estates of Village- Badshahpur, Sector-70, Gurugram, Haryana by M/s Decent Buildhomes Pvt. Ltd.		
Sr. No.	Particulars	
1.	Online Project Proposal Number	SIA/HR/INFRA2/440097/2023
2.	Latitude	28°23'37.67"N
3.	Longitude	77°1'12.73"E
4.	Detail of Scrutiny Fee	DD No.360821, Rs.2,00,000/- dated 11.08.2023
5.	Plot Area	16,339.157 sqmt (4.0375 acres)
6.	Proposed Ground Coverage	4,225.045 sqmt
7.	Proposed FAR	44,332.324 sqmt
8.	Non FAR Area	24,584.571 sqmt
9.	Total Built Up area	70002 sqmt
10.	Total Green Area with Percentage	4257.529(@26.057% of the plot area)
11.	Rain Water Harvesting Pits	5 pits



12.	STP Capacity	183 KLD
13.	Total Parking	315 ECS
14.	Organic Waste Converter	1 No
15.	Maximum Height of the Building	107.9 m
16.	Power Requirement	2,560.27 kVA
17.	No. of DG set (Quality of fuel) with capacity	3 DG sets of total capacity 2520 kVA (2*1010 kVA + 500 kVA)
18.	Total Water Requirement	184 KLD
19.	Domestic Water Requirement	162 KLD
20.	Fresh Water Requirement	115KLD 113 KLD
21.	Treated Water for Flushing	49 KLD
22.	Waste Water Generated	146 KLD
23.	Total population	2,895 persons
24.	Solid Waste Generated	1,038 kg/day
25.	Biodegradable Waste	622.8 kg/day
26.	Number of Towers	3 (2-Residential towers and 1-EWS tower)
27.	Dwelling Units/EWS	268 Nos.
28.	Basement	1
29.	Stories	30
30.	R+U Value of Material used (Glass)	Component U Value R Value
		Roof <0.409 R- 2.1
		External wall <0.352 R- 2.35
31.	Total Cost of the project(land cost+ Development Cost)	220 Crore
32.	EMP Budget(per year)	Capital cost 275 Lakh
		Recurring cost 50.0 Lakh
33.	Incremental load in respect of	PM 2.5 0.018
		PM 10 0.027
		SO ₂ 0.004
		NO ₂ 1.289
		CO 0.493
34.	Construction Phase:	Power Back-up 100 kVA
		Water Requirement & Source 90 ML & STP treated water through Private water tankers
		STP (Modular) 1
		Anti-Smog Gun 1

The case was taken up in 277th meeting held on 04.10.2023 The PP/Consultant presented the case before the committee. The PP submitted the reply of observations raised in 277th meeting vide letter dated 04.10.2023 **(copy attached)**. The PP also submitted a affidavit **(copy attached)** the details of the same are reproduced below:

- That, we will provide 5% energy savings through solar utilization.
- That we are going to construct Group Housing Colony project under TOD Policy at revenue estate of Village- Badshahpur, Sector- 70, Gurugram, Haryana.



- That, HT line of 220 KV is passing through South west corner of the project site and we have provided R.O.W of 17.5 m on either side.

The PP submitted the EMP details of the project as following

Table 2 – EMP details

For Construction Phase:

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Labor Sanitation & Waste water Management	15	3
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	15	3
Storm Water Management (temporary drains and sedimentation basin)	10	2.5
Solid Waste Management	5	1.5
TOTAL	45	10

For Operation Phase:

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	95	16
Rain Water Harvesting System	10	2.5
Solid Waste Management	12	1.5
Environmental Monitoring	---	9
Green Area/ Landscape Area	12	4
Others (Energy saving devices, Solar, miscellaneous, etc.)	46	7
Providing laptops and mobile phones to students of <ul style="list-style-type: none"> • The Vivekananda School • Govt. Sr. Sec. School, Darbaripur 	20	---
Providing Water Coolers in the following local Govt. Schools- <ul style="list-style-type: none"> • The Vivekananda School • Govt. Sr. Sec. School, Darbaripur 	15	---
Setting up solar lighting facilities in PaldaDhani Village	15	---
Plantation in PaldaDhani Village	3	---
Providing sanitation facility in PaldaDhani Village	2	---
TOTAL	230	40

TOTAL EMP BUDGET		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
During Construction Phase	45	10



During Operation Phase	230	40
TOTAL	275.0	50.0

A detailed discussion was held on the documents submitted regarding TOD, License, Zoning, Solar Power, EMP Budget, HT Line, Aravali NoC as well as the submissions made by the PP and the documents submitted.

The reply was placed before the committee and committee considered the reply. After deliberations the Committee rated this project with “**Gold Rating**” and was of the unanimous view that this case should be recommended to the SEIAA for granting Environmental Clearance to Shri Amarjeet Mehta S/o Shri Inderjeet and others in collaboration with **M/s Decent Buildhomes Private Limited (as per the zoning plan)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations

A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises



which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.

8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. **As proposed 4257.529sqm (@26.057% of the plot area) shall be provided for green area development.**
23. **The PP shall provide 5% Solar power of total power demand.**
24. **05 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.



25. The PP shall provide **01 number of 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.

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF& CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.



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



Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

V Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.



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

VI Green Cover

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



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

VII Transport

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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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



norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

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

X Miscellaneous

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



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

