Minutes of the 220th Meeting of the State Expert Appraisal Committee (SEAC), Haryana constituted for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006 held on 31.08.2021 and 01.09.2021 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, through Video Conferencing (VC).

Agenda Item No.	Minutes	Correction to be read
219.07	Project Proponent:-Not Present Consultant:- Ascenso Enviro Pvt. Ltd	Project Proponent:-Mr. Mukesh Kumar Consultant:- Ind. tech House Consult
219.27	Fatehabad to be read as Palwal & Bighar Road Matana village to be read as Village Meghpur ,Point No. iii (pg.no.187) & Point no. 2 (pg no. 190) to be read as deleted	
219.28	i) MC Panipat and MC Palwal to be read as MC Fatehabad , Page. no 196 (Point no. V) & Page No. 193(Point no. V) to be read as deleted ii) Table 2 to be read as table 1 (219.27) and vice versa iii) Page. 197 point no. (i, ii) to be read as point (i,ii of page 190) and vice versa	

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Secretary to give brief background of this meeting. The minutes of the 219th Meeting were discussed and approved without any modification. In the meeting 16 no. of projects received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

In the wake of recent crises of COVID-19, lockdown situation, Committee took a decision to scope and appraises the EC cases as per the guidelines issued by MoEF& CC from time to time by video conferencing. It was decided that before the commencement of online video conferencing the agenda is required to be mailed beforehand. Accordingly the agenda of the present meeting was mailed to SEAC members in advance and a video conference meeting was organized in this regard on 31.08.2021 and 01.09.2021.

The 220th meeting of SEAC Haryana was held online by video conferencing on 31.08.2021 and 01.09.2021. The following members joined the meeting:

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

220.01 EC for Expansion of Commercial Project "AIPL Joy Street" at Sector- 66, Gurugram, Haryana by M/s Landmark Apartments Pvt. Ltd

Project Proponent : Julie Jha
Consultant : Vardan Environet

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

Thereafter, the case was taken up in the 178th meeting of SEAC held on 10.04.2019. The project proponent vide letter dated 08.04.2019 submitted a request for withdrawal of their case. The committee decided to take up the case for appraisal in the next meeting and PP was informed to submit the reason for withdrawal of case for EC.

Then, the case was taken up in the 179th meeting of the SEAC held on 29.04.2019. The PP attended the meeting and requested for withdrawal the case and after deliberation the committee decided in the meeting to constitute a Sub-Committee for site visit to verify the status of construction.

The sub-committee consists of the following:

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

The sub-committee submitted the inspection report dated 25.07.2019. Thereafter, the case was taken up in 193rd meeting of SEAC Haryana held on 23.12.2019. The inspection report was placed before the committee which mentioned some observations as below:-

a. No green Belt maintained i.e. weak plantation
b. No Visible dust suppression arrangement within the project area.
c. CER program yet not initiated properly, document submitted neither prove CER nor relates audited report of fund assigned to this.
d. STP water used for construction seems lesser than required
e. ATR submitted to SEIAA Haryana shows yet to comply with various EC conditions.

After detailed deliberations on the report, committee decided to seek the action taken report on the above said observations from the PP.

Thereafter, the case was taken up in 207th meeting of SEAC Haryana held on 17.12.2020 but the PP and the consultant requested in writing vide letter dated 16.12.2020 to defer the case. The SEAC deliberated that as the case is pending since long but on the request of PP, the committee acceded the request and decided to defer the case for the last time and also conveyed that the next time decision will be taken according to MoEF&CC notification dated 18.11.2020.

Thereafter, the case was taken up in 212th meeting of SEAC. The PP attended the meeting and requested for the deferment of the case for the last time and committee after deliberation gave the last chance and defer the case and again conveyed that the next time decision will be taken according to MoEF&CC notification dated 18.11.2020

The PP submitted the reply of above said observation vide letter dated 23.07.2021 and thereafter the case was taken up in 218th meeting held on 30.07.2021.

The PP presented before the committee in the form of reply that the constructed built up area at site is more than the built up area granted in previous EC granted vide letter dated 11.07.2012 thus project attracts violation carried at the site. The application for EC expansion under violation has been submitted on dated 17.05.2021 with proposal no. SIA/HR/MIS/212342/2021 and request the committee to close the existing file no. SIA/HR/MIS/94587/2019. The committee asked the PP to submit the duly signed note.

The PP submitted the duly signed note along with the chronology of the case as given below:

- *Environment Clearance for this project is granted on dated 11.07.2012 through letter SEIAA/HR/2012/96.*
- *We have applied for Environment Clearance for Expansion phase of the Commercial Project on dated 06.02.2019 with proposal No. SIA/HR/NCP/94587/2019.*
- *The case was taken up in the 178th meeting of SEAC held on 10.04.2019 and the project proponent submitted a request for withdrawal of their case through vide letter dated 08.04.2019. The committee decided to take up the case for appraisal in the next meeting and PP was informed to submit the reason for withdrawal of case for EC.*
- *The case was again taken up in the 179th meeting of the SEAC held on 29.04.2019. The PP attended the meeting and requested for withdrawal the case and after deliberation the committee decided in the meeting to constitute a Sub-Committee for site visit to verify the status of construction.*
- *The sub-committee submitted the inspection report dated 25.07.2019. Thereafter, the case was taken up in 193rd meeting of SEAC Haryana held on 23.12.2019. The inspection report was placed before the committee which mentioned some observations as below:-*
    1. *No green Belt maintained i.e. weak plantation*
    2. *No Visible dust suppression arrangement within the project area.*
    3. *CER program yet not initiated properly, document submitted neither prove CER nor relates audited report of fund assigned to this.*
    4. *STP water used for construction seems lesser than required*
    5. *ATR submitted to SEIAA Haryana shows yet to comply with various EC conditions.*

After detailed deliberations on the report, committee decided to seek the action taken report on the above said observations from the PP.

- *The case was again taken up in 215th meeting of SEAC Haryana held on 17.06.2021. The PP requested vide letter dated 10.06.2021 for withdrawal of expansion case as the project has already been applied under violation category dated 17.05.2021 (copy of acknowledgement placed on record). PP revealed that their project is under violation,*

The committee deliberated on the duly signed note submitted by PP and consultant, request of PP for withdrawal of case in view of their another application for the same project already submitted under violation category to SEIAA and decided to recommend to SEIAA to merge the existing file under consideration of SEAC for expansion with the already applied case to SEIAA under violation vide file no. SIA/HR/MIS/212342/2021 as case is a violation case.

Presently:

The project proponent again submitted the case to the SEIAA vide on line proposal no. SIA/HR/MIS/212342/2021 as per check list approved by the SEIAA/SEAC on 23.07.2021 for obtaining Environmental Clearance under violation category of EIA Notification dated 14.09.2006. The file received from SEIAA to take up the case applied under violation category.

Thereafter, the case was taken up in 220th meeting of SEAC Haryana held on 31.08.2020. The PP presented the case before the committee.

- The proposed project is for expansion of commercial project "Landmark Mall" planned at village Maidawas, Sector -66, Gurugram by M/s Landmark Apartment Pvt. Ltd., having its registered office at Landmark Hous-85, Sector-44, Gurugram, Haryana
- Proposed site is under construction as per previous EC which was granted vide letter no. SEIAA/HR/2012/96 on dated 11/07/2012 & no vegetation exist at the site and Commercial Project shall be constructed on land measuring 16010.05m2 / 3.9562Acres.
- The land falls under the commercial zone as per the Gurgaon- Manesar Master Plan 2031. The project has been granted license No. 07 of 2008 dated 21/01/2008 and license No.152 of 2008 dated 30/07/2008 for the development of commercial project. Hence, no change in land use.
- The company has already acquired the land measuring 3.95 acres/ 16010.05 m2 as per License no. 07 of 2008 and license no. 152 of 2008 on the name of M/s Landmark Apartment Pvt. Ltd.
- The project has already constructed 54551.768sqm in violation of EC dated 11/07/2012

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

Table 1: Basic Details

Name of the Project: Expansion of Commercial Project 'Landmark Mall' at Sector-66, Gurugram, Haryana is being developed by M/s Landmark Apartments Pvt. Ltd.				
Sr. No.	**Particulars**	**Existing/As per EC**	**Expansion (Already constructed)**	**Total Area (in M^2)**
	Online Project Proposal Number	SIA/HR/MIS/212342/2021		
1.	Latitude	28º 23' 34.2" N		
2.	Longitude	77º 3' 34.1" E		
3.	Plot Area	16010.05 (3.95 Acres)	Nil	16010.05 (3.95 Acres)
4.	Proposed Ground Coverage	--	--	6561.688 m^2

5.	Proposed FAR	--	--	29931.773 m^2
6.	Non FAR Area	--	--	24619.995 m^2
7.	Total Built Up area	51844.450 m^2	2707.318 m^2	54551.768 m^2
8.	Total Green Area with Percentage	4803.015 m^2 (30%)	--	4803.015 m^2 (30%)
9.	Rain Water Harvesting Pits	4	--	4
10.	STP Capacity	50 KLD	+250 KLD	300 KLD
11.	Total Parking	--	--	599 ECS
12.	Organic Waste Converter	--	--	3 Nos. of 1040 kg/day (2*500 & 1*40 kg/day)
13.	Maximum Height of the Building (m)	56 m	+21.2 m	77.20 m (upto machine room)
14.	Power Requirement	3824 KVA	-1129 KVA	2695 KVA
15.	Power Backup	--	--	3 DG Sets of 4010 KVA (2*1500 KVA + 1*1010KVA)
16.	Total Water Requirement	91 KLD	+237 KLD	328 KLD
17.	Domestic Water Requirement	68 KLD	+64 KLD	132 KLD
18.	Fresh Water Requirement	68 KLD	+64 KLD	132 KLD
19.	Treated Water	23 KLD	+173 KLD	196 KLD
20.	Waste Water Generated	36 KLD	+182 KLD	218 KLD
21.	Solid Waste Generated	390 kg/day	1018 kg/day	1408 kg/day
22.	Biodegradable Waste	--	--	845 kg/day
23.	Number of Towers	1	--	1
24.	Dwelling Units/ EWS	--	--	Service Apartments- 218 units
25.	Basement	3	Nil	3
26.	Stories	G+12	+3F	G+15

The Committee discussed on the direction of SEIAA for taking the case under violation category, volition Window, prosecution, CTE/OC/CTO issued by HSPCB and DTPC, change in plot area, increase in built up area, floor, basements, AAI clearance, water calculation, STP, RWH and after detailed deliberation in view of SEIAA direction to consider the case under violation category. The committee also discussed that as violation window is closed but file received under violation from SEIAA. The case is recorded subject to the cort case of Madras High Court

After detailed deliberations, the committee unanimously decided that the following recommendation shall be forwarded to SEIAA for approval and Committee also decided to recommend to SEIAA for Grant of Terms of Reference under violation along with public consultation and additional terms of reference for undertaking EIA and preparation of Environment Management Plan (EMP) and also club the two files as stated above. :

1. The State Government/SPCB to take action against the project proponent under the provisions of the section 19 of the Environment (Protection) Act, 1986, and further

no Consent to Operate or Occupancy Certificate to be issued till the project is granted EC.

2. Public hearing to be conducted for the project and the issues raised by the public should be addressed in the Environmental Management Plan.
3. The Project Proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource augmentation plan with the SPCB prior to the grant EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.
4. The PP should submit compliance report of existing building.

Standard Terms of References (ToR)

1. Project site details (location, toposheet of the study area of 10 km, coordinates, Google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage).
2. Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Development Authorities, Local Body, Water Supply & Sewerage Board, etc.
3. Land acquisition status, R & R details.
4. Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km – Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
5. Baseline environmental study for ambient air ($PM_{10,}$ $PM_{2.5}$, SoZ, NOx& CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at Minimum 5 locations in the study area of 10 km.
6. Details on flora and fauna and socio-economic aspects in the study area. Likely impact of the project on the environmental parameters (ambient air, surface and ground water, land, flora and fauna and socio-economic, etc).
7. Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
8. Waste water management (treatment, reuse and disposal) for the project and also the study area.
9. Management of solid waste and the construction & demolition waste for the project vis-à-vis. the Solid Waste Management Rules, 2016 and the Construction & Demolition Rules, 2016.
10. Energy efficient measures (LED lights, solar power,etc.) during construction as well as during operational phase of the project as per ECBC Act read with rules made there under.
11. Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
12. Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation.
13. The remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited consultants.

Additional Terms of Reference:

1. The Project Proponent shall submit assessment of ecological damage, remediation plan and natural and community resource augmentation plan since its construction being violation case which shall be later incorporated as an independent chapter in the environment impact assessment report as follows:
   a. Ecological Damage
   b. Remediation plan
   c. Natural and community resource augmentation plan with quantification
2. The PP should give detailed back up data of Ambient Air Quality, monitoring, height, details of DG stack etc along with dispersion modeling.
3. The PP should submit incremental load statement with respect to existing approved capacity.
4. The PP should submit proper solid waste management plan with respect to provision of new waste management rules for all types of waste generated with details of provisions of organic waste converter within the project site.
5. The PP should submit Land use cover map of site and surrounding study area based on satellite images.
6. The PP should submit energy saving details from the project and detailed ECBC compliance with percentage energy savings.
7. The PP should submit Traffic circulation management plan.
8. The PP should submit CER provisions and compliance thereof.
9. The PP should enclose all analysis reports of Air, Water, Soil, Noise etc. from MoEF& CC/NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project.
10. The PP in EIA/EMP report should enclosed credible legal action u/s 19 read with section 15 of EPA initiated against the owned by State Govt./SPCB.
11. The PP should submit the certified compliance report from RO, Mo& CC, GoI, Chandigarh of the earlier EC granted.
12. The PP shall submit the status of construction at site
13. The PP shall submit the details of six monthly compliance report
14. The PP shall submit the valid license /building plan for 54551.768 m^2
15. The PP shall submit mosaic plan
16. The PP shall submit the services provided in earlier building plan for basements and now has no basements
17. The PP shall submit details of violation carried out and time since violation done
18. The PP shall submit traffic circulation plan, parking plan, STP location, RWH location, green plan, clearances, dual plumbing plan
19. The PP shall submit theHydraulic design and dimensions of each component of STP.
20. The PP shall submit the Geo Technical studies of project area.
21. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.
22. The PP shall submit the Fire fighting plan and fire rescue plan (SOP).
23. The PP shall submit the Contours plan indicating level of proposed site in terms of drainage pattern.

220.02 Proposed Warehouse Building (for Non Agro Produce) in the revenue estate at village Daboda, tehsil- Farrukhnagar, District-Gurugram, Haryana by M/s Honest Warehousing Pvt. Ltd. & Others

Project Proponent : Not present
Consultant : VardanEnvironet

The project proponent submitted the case to the SEIAA vide on line proposal no. SIA/HR/MIS/222209/2021on 16.08.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under EIA Notification dated 14.09.2006.

The case was taken up in 220th meeting of SEAC held on 31.08.2021 but the PP requested vide letter dated 30.08.2021 for the deferment of the case which was considered and acceded by the SEAC.

220.03 EC for the project "Modernization of Restaurant cum Recreational Centre" at Pullman Gurgaon Central Park, MG Road, Sector 26, Gurgaon, Haryana by M/s Oriental South Delhi Pvt. Ltd

Project Proponent : Mr. Tarun Juneja
Consultant : Perfect Enviro

The project proponent submitted the case to the SEIAA vide on line proposal no. SIA/HR/MIS/222175/2021 on 16.08.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under EIA Notification dated 14.09.2006.

The case was taken up in 220th meeting of SEAC held on 31.08.2021 but the PP submitted for withdrawal of the case and requested that they will apply fresh. The request was considered by the committee and decided to recommend to SEIAA for withdrawal of the case as they will apply fresh.

220.04 EC for boulder gravel and sand minor mineral mine namely Mandewala block/YNR B38 over an area of 15 Ha falling in village mandewala tehsil Chhachhraulidistricy Yamunanagar Haryana.

Project Proponent : Not present
Consultant : Not present

The project proponent submitted the case to the SEIAA vide on line proposal no. SIA/HR/MIS/217849/2021 on 16.08.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under EIA Notification dated 14.09.2006.

The case was taken up in 220th meeting of SEAC held on 31.08.2021 but the PP requested for the deferment of the case vide letter dated 24.08.2021 which was considered and acceded by the SEAC.

220.05 EC for the project "Auria"Group Housing Colony measuring land area of 11.925 Acres at Sector 88, Faridabad, Haryana by M/s RPS Infrastructure Ltd.

Project Proponent : Mr. Rajesh Dua
Consultant : Perfect Enviro

The project proponent submitted the case to the SEIAA vide on line proposal no. SIA/HR/MIS/221964/2021 vide letter 12.08.2021 dated as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under EIA Notification dated 14.09.2006.

The case was taken up in 220th meeting of SEAC held on 30.08.2021. The PP presented the case before the committee. The discussion was held on CTE/CTO/OC, Mosaic Plan, status of construction etc. and certain observations were raised as following:-

1. The PP shall submit the duly signed self contained note by PP and consultant
2. The PP shall submit the CTE/CTO/OC
3. The PP shall submit the Mosaic plan
4. The PP shall submit the status of construction
5. The PP shall submit the affidavit that no violation has been carried out at the project site and no construction has been carried out after the expiry of the validity of EC
6. The PP shall submit the details of approved zoning plan whether zoning for 12 acres is separate from 30acres or has combined zoning plan.

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

220.06 EC for establishment of proposed 18MW Cogeneration power plant at village SheikhpuraJagir, Tehsil & District Karnal Haryana by M/s Karnal Co-Operative Sugar Mill Ltd.

Project Proponent : Mr.BhajanLal
Consultant : Mantras Green Resources Ltd.

The project proponent submitted the case to the SEIAA vide online proposal no. SIA/HR/THE/63370/2020 dated 18.06.2021 as per check list approved by the SEIAA/SEAC for obtaining EC under category 1(d) of EIA Notification dated 14.09.2006.

The Case was taken up in 217th meeting of SEAC Haryana held on 19.07.2021. Before the presentation, the PP informed during discussion that they have already run the trial of the machinery for enhanced capacity of sugar plant.

- The Proposed project is for EC for establishment of proposed 18MW Cogeneration power plant at village SheikhpuraJagir, Tehsil & District Karnal Haryana by M/s Karnal Co-Operative Sugar Mill Ltd

The discussion was held on machinery installed, status of the project, construction status , capacity of COGEN Power plant and decided that the PP shall reply to the following observation before taking up the case for further appraisal

1. The PP and Consultant shall submit the affidavit about the status of installation of proposed COGEN 18 MW Power plant machinery at site.
2. The PP shall submit the list of all the FAE's who were involved in the preparation of proposed report.
3. The PP shall submit the status of construction at the proposed COGEN 18 MW Power plant

   The PP submitted the reply of above said observation vide letter dated 23.08.2021.

The case was taken up in 220th meeting of SEAC held on 30.08.2021.And after detailed deliberation the committee decided in the meeting to constitute a Sub-Committee for site visit to verify the status report of the project.

The sub-committee consists of the following:

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

The Committee shall visit the project site and submit the report regarding the status of the project in view of the details as mentioned above within 15 days positively and their case will be taken up in next meeting accordingly.

220.07 EC for Expansion of Existing sugar plant from 2200 TCD to 3500 TCD (expandable to 5000 TDD) at village sheikhpuraJagir, Tehsil & District Karnal, Haryana by M/s Karnal Co-Operative Sugar Mill Ltd

Project Proponent: Mr.BhajanLal
Consultant : Mantras Green Resources Ltd.

The project proponent submitted the case to the SEIAA vide online proposal no. SIA/HR/IND2/55031/2020 dated 18.06.2021 as per check list approved by the SEIAA/SEAC for obtaining EC under category 5(j) of EIA Notification dated 14.09.2006.

The Case was taken up in 217th meeting of SEAC Haryana held on 19.07.2021.

During due deliberation, it come to the notice of committee that the PP has already installed the machinery and trial run/running of plant under expansion has already been commenced at site. Therefore, the PP / consultant shall explain why the case shall not be appraised under violation category. As expansion of existing plant of sugar from 2200 TCD to 3500 TCD (expandable to 5000TCD) is being appraised but Google data mentioned that during 2020-2021 the 5700TCD has been the crushing capacity of the sugar.

Further, the discussion was held on machinery installed, status of the project, construction status and decided that the PP shall reply to the following observation before taking up the case for further appraisal

1. The PP shall submit the list of all the FAE's who were involved in the preparation of proposed report.
2. The PP shall submit the status of construction at the proposed sugar plant
3. The PP shall submit the details of machinery installed and trial run carried out by the PP in violation of EIA Notification 14.09.2006.

4. The Consultant is hereby directed/called upon to explain his position why action should not be taken against him/her for misguiding the committee for providing the wrong information/submitted of documents.

The PP shall submit the required information as detailed above within 30 days and their project will be appraised only after the receipt of complete information and in case of non-receipt of information in time the case shall be recommended for rejection/ filing

Then, the case was taken up in 220th meeting of SEAC held on 30.08.2021 but the PP and consultant requested for the withdrawal of the case. The Committee deliberated on the request of PP and it was decided that PP shall submit the affidavit for the withdrawal of the case and their case will be taken up in the next meeting accordingly.

220.08 Environment Clearance for expansion of Commercial Building on 9.14375 acres in Sector 74A, Gurugram, Haryana by M/s American Express (India) Pvt Ltd.

Project Proponent : Mr. Kawal Kumar
Consultant : Ind Tech House Consultancy

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/218777/2021 on dated 20.08.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance for expansion under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 220th meeting of SEAC held on 01.09.2021. The PP presented the case before the committee.

- The Proposed project is for Environment Clearance for Commercial Building on 9.14375 acres in Sector 74A, Gurugram, Haryana by M/s American Express (India) Pvt. Ltd.
- The project site is earmarked as commercial land as per the master plan of Gurgaon-Manesar. Main use of the building will be as office building.
- The Development Licence and zoning for the land has been granted by DTCP. First building plan was approved by DTCP vide Memo No. ZP-1332/JD (RD)/2020/7130 dated 17.03.2020.
- The License no. 14 of 2019 dated 06.02.2019 for the land measuring 9.14375 acres in Sector 74A, Gurugram in the name of Genisis Property Builders and Developer's Pvt. Ltd. was transferred to M/s American Express (India) Pvt. Ltd. The license no. 14 of 2019 granted to the project is valid upto 05.02.2024.
- Earlier EC has been granted vide letter dated 24.06.2020.
- The project is based on concept basis as Building plan for the commercial building on 9.14375acres is under approval from the competent Authority.
- The project site is ear-marked for the commercial development as per Gurugram ManesarMaster Plan 2031.
- Certified compliance report was obtained from MoEF&CC vide letter no 480-482 dated 11.08.2021
- The project has 29 trees in the project site and out of that 22 will be translocated and 7 to cut with permission of forest department
- No Wildlife Sanctuary falls within10 kms from the Project site.

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

Table 1: Basic Details

Name of the Project: EXPANSION OF COMMERCIAL BUILDING ON 9.14375 ACRES IN SECTOR 74A, GURUGRAM BY M/S AMERICAN EXPRESS (INDIA) PRIVATE LIMITED.				
Sr. No.	**Particulars**	**Existing**	**Expansion**	**Total Area (in M^2)**
	Online Project Proposal Number	**SIA/HR/MIS/218777/2021**		
1.	Latitude	**28°24'12.39" N,**		
2.	Longitude	**77°00'08.54" E**		
3.	Plot Area	37003.38sqm	-	37003.38 sqm
4.	Proposed Ground Coverage	12111.33 sqm	-2367.86 sqm	9743.47sqm
5.	Proposed FAR	68916.88 sqm	+236.14 sqm	69153.02sqm
6.	Non FAR Area	60273.83 sqm	+8032.49sqm	68306.32sqm
7.	Total Built Up area	129190.71sqm	+8268.63sqm	137459.34sqm
8.	Total Green Area with Percentage	7113.502Sqm	-	7113.502 Sqm
9.	Rain Water Harvesting Pits	09	-	09 Nos.
10.	STP Capacity	400 KLD	-	400 KLD
11.	Total Parking	1463 ECS	+258 ECS	1721 ECS
12.	Organic Waste Converter	1	-	01 Nos.
13.	Maximum Height of the Building (m)	37.7 M	+21.025 M	58.725 M
14.	Power Requirement	6616 KW	+25KW	6641KW
15.	Power Backup	8080 KVA	+3530 KVA	11610 KVA
16.	Total Water Requirement	553.8 KLD	-22.8 KLD	531 KLD
17.	Domestic Water Requirement	-	-	326 KLD
18.	Fresh Water Requirement	220.5kld	-37.5 KLD	183 KLD
19.	Treated Water	-	-	348 KLD
20.	Waste Water Generated	311.5 KLD	-17.44 KLD	294 KLD
21.	Solid Waste Generated	2.249 TPD	0.028 TPD	2.277 TPD
22.	Biodegradable Waste	0.915 TPD	0.0036 TPD	0.918 TPD
23.	Number of Towers	1	1	2
24.	Basement	3	0	3
25.	Stories	3B+ST+8	+1	3B+G+Maz.+9
26.	R+U Value of Material used (Glass)	-	-	<0.33 <0.27
27.	Total Cost of the project: i) Land Cost			Total Cost: 709.15 lakhs
	ii) Construct			

		ion Cost			
28.	EMP Cost/Budget				Capital: 633.5Lacs Recurring: 141.50Lacs
29.	Incremental Load in respect of: i) PM 2.5				0.911
30.	i. PM 10				1.54 µg/m^3
	ii. SO_2				21.4 µg/m^3
	iii. NO_2				24.9 µg/m^3
	iv. CO				0.00782 µg/m^3
31.	Construction Phase:		i)Power Back-up		01x250 KVA
			ii)Water Requirement & Source		Through authorized tanker supply
			iii)STP (Modular)		1
			iv)Anti-Smoke Gun		As per NGT order 01 Anti-smog Gun will be provided at site

EMP BUDGET (CONSTRUCTION PHASE)

S. No	Item	Capital / Investment Cost (Rs Lacs)	Recurring / Maintenance Cost per year (Rs Lacs/yr)
	A) Construction Stage:		
1	Barricade around construction site (10 m height)	8.00	2.00
2	Paving of roads / walkways to reduce dust emission	18.00	3.00
3	Water sprinkling for dust suppression	0.50	1.50
4	Covering of site & excavated soil	1.50	1.00
5	Shed & covering for construction materials	30.00	1.50
6	Construction of wheel wash bay	10.00	4.00
7	Sedimentation trap & storm water management	5.00	2.50
8	Sanitation facilities for construction workers including mobile toilets & drinking water	30.00	60.00
9	First aid room and medical facilities for workers	4.00	0.50
10	Garbage and debris disposal	0.50	1.00
11	Monitoring / testing (air, noise, water, soil, stack emission, STP effluent, DG noise)	0.00	2.00
12	Six-monthly compliance report of EC conditions	0.00	2.00
	Total during construction stage	107.50	81.00

EMP BUDGET (OPERATIONAL PHASE)

	B) Operation stage:		
1	Stacks for DG sets	12.00	0.00
2	DG room enclosure & acoustic treatment	10.65	0.00
3	Solar lighting / solar panel	8.00	0.50

4	Monitoring / testing (air, noise, water, soil, stack emission, STP effluent, DG noise)	0.00	0.50
Social Activities			
4	Tree plantation in nearvillageNarsinghpur, Alameda, Begampur, Katola and paldadhani	100	0.00
5	Road infrastructure in village Narsinghpur, Alameda, Begampur, Katola and paldadhani	181	0.00
6	Drinking water supply & Sanitation in village Narsinghpur, Alameda, Begampur, Katola and paldadhani	100	0.00
7	Solid waste management facilities	50	
8	Revival of pond in village Narsinghpur, Alameda, Begampur, Katola and paldadhani	40	0.00
9	Education & Skill development	100	0.00
	Total during operation stage	**601.65**	**1.0**

The Discussion was held on RWH, Green Plan, Parking Plan, HT Line passing through the project, land details, Traffic Circulation Plan, ECBC Compliance, Sun Simulation on Green Building FAR, Traffic Circulation Plan, Parking Plan, Land Details, License, Cizra Map, RWH, Green Plan, ECBC Compliance, Sun path simulation study, revised solid waste calculation, Geotechnical studies and mitigation measures for air pollution control and certain observation were raised as following:-

1. The PP shall submit the tangible EMP for the expansion
2. The PP shall submit the approved building plan for expansion part of the building
3. The PP shall submit the status of construction
4. The PP shall submit the mosaic plan
5. The PP shall submit the green development plan
6. The PP shall submit the traffic circulation plan
7. The PP shall submit the parking plan
8. The PP shall submit the location of STP and RWH on the map
9. The PP shall submit the geo technical report
10. The PP shall submit the IGBC certification
11. The PP shall submit the collaboration agreement
12. The PP shall submit the micro met data for air dispersion modelling

The PP submitted the reply of above said observations vide letter dated 01.09.2021.

After detailed deliberations the Committee rated this project with **"Gold Rating**" and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

A. Specific conditions:-

1. Sewage shall be treated in the STP(400 KLD) based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The

Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening

2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
4. 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.
5. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
6. The PP submitted the undertaking that 29 trees exist in the project area which will be either felled or transplanted after obtaining prior permission from concerned Forest Department. 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 proposed7113.502 sqm (20.12%) shall be provided for green area development.
7. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
8. In basements adequate ventilation/Exhaust fans shall be provided so that the polluted basement air shall be recharged from the cutouts located at the ground level.
9. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint
10. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefightingequipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta.
13. The PP shall not carry any construction below the HT Line passing through the project.

14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. 09 Rain Water Harvesting pits shall be provided for rainwater usages as per the CGWB norms.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 09 RWH pits
21. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction and operational phase and shall use the treated water, if feasible.
22. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23. The PP shall provide the mechanical ladder for use in case of emergency.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. <u>Statutory compliance:</u>

[1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

[2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.

[3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

[4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

[5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.

[6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.

[7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

[8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

[9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

[10] The project proponent shall follow the ECBC Act/ECBC-Rulesprescribed 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 in consultation with State Pollution Control Board

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi) Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

vii) Wet jet shall be provided for grinding and stone cutting.

viii) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

ix) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

x) The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

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

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

II Water Quality Monitoring and Preservation

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

ii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

iii) Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.

iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall

be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

v) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

vi) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

vii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

viii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

ix) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

x) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

xi) The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.

xii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

xiii) All recharge should be limited to shallow aquifer.

xiv) No ground water shall be used during construction phase of the project.

xv) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

xvi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

xvii) Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

xviii) No sewage or untreated effluent water would be discharged through storm water drains.

xix) Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

xx) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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

III Noise Monitoring and Prevention

i) Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

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

IV Energy Conservation Measures

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

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.

iv) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

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

V Waste Management

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

ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions

for general safety and health aspects of people, only in approved sites with the approval of competent authority.

iii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

iv) Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.

v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

viii) Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016.Ready mixed concrete must be used in building construction.

ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

x) Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

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

ii) A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VII Transport

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

a) Hierarchy of roads with proper segregation of vehicular and pedestrian

traffic.

b) Traffic calming measures.
c) Proper design of entry and exit points.
d) Parking norms as per local regulation.

ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

VIII Human Health Issues

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

ii) For indoor air quality the ventilation provisions as per National Building Code of India.

iii) Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

iv) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

v) Occupational health surveillance of the workers shall be done on a regular basis.

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

IX Corporate Environment Responsibility

i) The project proponent shall comply with the provisions 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.

220.09 EC for Project- Construction of "Independent Floors" at DLF Garden City, Village Bhangrola , Mewka, Dhorka & Hayatpur, Sector 91 & 92, Gurugram, Haryana by M/s DLF Utilities Limited.

Project Proponent : Mr. RC Bakshi

Consultant : Perfect Enviro

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/222428/2021 on dated 20.08.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance for expansion under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 220th meeting of SEAC held on 01.09.2021. The PP presented the case before the committee.

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

- The proposed project is for EC for Project- Construction of "Independent Floors" at DLF Garden City, Village Bhangrola , Mewka, Dhorka & Hayatpur, Sector 91 & 92, Gurugram, Haryana by M/s DLF Utilities Limited
- Earlier EC has been granted to the project vide letter No. 192 dated 18.02.2021
- The project is on concept basis as building plans are not approved from the competent authority
- License No. 59 of 2011 has been granted to the project vide letter dated 28.06.2011 for an area measuring 101.218acres which has been renewed upto 27.06.2019 and License No. 13 of 2019 has been granted to the project in the name of Nayef Estate Pvt. Ltd. &others in collaboration with M/s DLF Utilities Limited for an additional area 16.25acres(after excluding 2.10acres) vide letter dated 06.02.2019 which is valid upto 05.02.2024.
- Sultanpur National Park lies within 5.30km from the project site.
- The project falls under Gurugram 2031 Master Plan

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

Table 1: Basic details

Name of the Project: Construction of "Independent Floors" at DLF Garden City, Village- Bhangrola, Mewka, Dhorka & Hayatpur, Sector- 91 & 92, Gurugram, Haryana by M/s DLF Utilities Limited.		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/MIS/222428/2021
2.	Latitude	28°24'10.17"N
3.	Longitude	76°55'3.99"E
4.	Plot Area	21080.8 m^2 (5.209 Acre)
5.	Net Plot Area	21080.8 m^2 (5.209 Acre)

6.	Proposed Ground Coverage		12,863.700 m^2
7.	Proposed FAR		51,454.6 m^2
8.	Non FAR Area		46903.1 m^2 (including Basement Area)
9.	Total Built Up area		98,357.70 m^2
10.	Total Green Area with %		1,331.40 m^2 (6.3 %)
11.	Rain Water Harvesting Pits (with size)		58 no. (1 for each plot)
12.	STP Capacity		Wastewater will be treated in already installed STP of 3800 KLD (2000 KLD +1800 KLD) based on SBR technology. Already installed in township
13.	Total Parking		232 ECS
14.	Organic Waste Converter		1 No. (OWC-500)
15.	Maximum Height of the Building (m)		15 m
16.	Power Requirement		1.6 MW/ 2009 kVA
17.	Power Backup		2 Nos (2 x 1010 kVA)
18.	Total Water Requirement		150 KLD
19.	Domestic Water Requirement		107 KLD
20.	Fresh Water Requirement		107 KLD
21.	Treated Water		110 KLD
22.	Waste Water Generated		122 KLD
23.	Solid Waste Generated		761 kg/day
24.	Biodegradable Waste		460 kg/day
26.	Dwelling Units/ EWS		DU- 232 No. (4 BHK- 228 no and 3BHK- 4no)
27.	Basement		1 level
29.	Stories		B+S+4
30.	R+U Value of Material used (Glass)		Single glazing glass will be used
31.	Total Cost of the project:	i) Land Cost	Total Cost - 264.04 cr. (construction cost- Rs. 212.0 crores Land Cost : 52.04 Crore)
		ii) Construction	
33.	EMP Budget		During Construction: Capital Cost- 178.49 Lakhs Recurring Cost- Rs 104.61 lakhs /year During Operation: Capital Cost- 678.93Lakhs Recurring Cost- Rs 57.92 lakhs /year
34.	Incremental Load in respect	i) PM 2.5	0.303 ($\mu g/m^3$)

	of:	ii) PM 10	0.321 (µg/m^3)
		iii) SO_2	0.207 (µg/m^3)
		iv) NO_2	3.45 (µg/m^3)
		v) CO	0.005 (mg/m^3)
35.	Construction Phase:	i) Power Back-up	2 x 125 kVA
		ii) Water Requirement & Source	Source : Tanker and STP treated Water Requirement :12 KLD
		iii) STP (Modular)	The waste water generated will be treated in already existing 2 STPs of Township of capacity 1800 KLD +2000 KLD.(3800 KLD)
		iv) Anti-Smog Gun	As per NGT order 01 Anti-smog Gun will be provided at site

EMP BUDGET **(Construction phase)**

S. No	During Construction Phase	Capital Cost in Rs Lacs	Recurring Cost in Rs Lacs per Annum
1	Top-Soil Conservation	16.3	0.71
2	Soil Erosion Control / Slope Stabilization	1.4	1.4
3	Sanitation & Wastewater Management	35.79	3.5

4	PPE for construction workers in village Bhangrola, Mewka, Dhorka & Hayatpur during the construction phase of the project for next three years ● (Safety Helmets, ● Ear muffs and ear plugs, ● face shields, ● electrical and disposal gloves, ● safety boots and ● Disposal and N95 masks)	20	6
5	Medical /First Aid / Health Check-up of Labours six Monthly in village Bhangrola, Mewka, Dhorka & Hayatpur	35	35
6	Dust Mitigation Measures ● Green netting ● Windbreakers ● Trampoline covers ● Water sprinkling	35	12
7	Waste Management	14	14
	Total	**157.49**	**72.61**

(OPERATION PHASE)

S. No	During Operation Phase	Capital Cost in Rs Lacs	Recurring Cost in Rs Lacs per Annum
1	Landscaping	85	17
2	Use of Solar	103	2.87
3	Rainwater Harvesting	18.93	1.5

4	Water Conservation (Dual Plumbing within Plots, Low Flow Fixtures, etc.)	387	19.35
5	Solid Waste Management (Collection / Storage)	28	10.8
6	Organic Waste Treatment Facility	14	5
7	Energy Efficient Appliances /Transformer/ Equipment / Lights, etc.	43	1.4
	Total	**678.93**	**57.92**

The discussion was held on tangible EMP , air dispersion modelling, fire rescue plan (SOP), Green Plan, Mosaic Plan, Traffic Circulation Plan, RWH, Geo Technical Plan , building plan etc. and certain observations were raised as following:-

1. The PP shall submit the tangible EMP
2. The PP shall submit the micro met data for air dispersion modelling
3. The PP shall submit the Green Development Plan
4. The PP shall submit the undertaking of earlier green area
5. The PP shall submit the detail of construction of independent floors
6. The PP shall submit the Fire safety and fire rescue plan (SOP).
7. The PP shall submit the Percentage of energy savings.
8. The PP shall submit the Mosaic Plan
9. The PP shall submit the Traffic Circulation Plan
10. The PP shall submit the Parking plan
11. The PP shall submit the location of STP on plan
12. The PP shall submit the location of RWH structure on plan
13. The PP shall submit the Air Simulation plan
14. The PP shall submit the Geo Technical Plan
15. The PP shall submit the Traffic Study
16. The PP shall submit the Layout plan
17. The PP shall submit the building plan of each type of unit with details

The PP submitted the reply of above said observations vide letter dated 01.09.2021. The PP also submitted that they have already submitted wildlife activity plan for the same project area mentioned vide EC dated 18.02.2021. The committee deliberated and considered the request of the PP

The documents were placed before the committee and committee after discussion considered the reply and after deliberations the Committee rated this project with

"Gold Rating" and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

A. Specific conditions:-

1. Sewage shall be treated in the modular STP (3800 KLD) based on SBR Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The PP shall not carry out any construct above and below revenue rasta passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revnue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 1,331.40 m^2 (6.3 % of net plot area)shall be provided for Green Area development for whole project.
10. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

11. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by30% 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 and sewage connection permitted by the competent authority.
16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
19. 58Rain water harvesting recharge pits(1 for each plot) shall be provided for ground water recharging as per the CGWB norms.
20. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
21. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory Compliance:

[1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

[2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.

[3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

[4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

[5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.

[6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.

[7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

[8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be

obtained, as applicable, by project proponents from the respective competent authorities.

[9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 as amended in 2020) shall be followed.

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

I Air Quality Monitoring and Preservation

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board

v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

vii. Wet jet shall be provided for grinding and stone cutting.

viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

x. The diesel generator sets to be used during construction phase shall be ultra lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

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

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

II Water Quality Monitoring and Preservation

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

site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.

iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.

xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

xiii. All recharge should be limited to shallow aquifer.

xiv. No ground water shall be used during construction phase of the project.

xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

xviii. No sewage or untreated effluent water would be discharged through storm water drains.

xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an

independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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

III Noise Monitoring and Prevention

i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

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

IV Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.

iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

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

V Waste Management

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

ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.

v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

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

ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

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

ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VII Transport

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

ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

VIII Human Health Issues

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

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

iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

v. Occupational health surveillance of the workers shall be done on a regular basis.

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

IX Corporate Environment Responsibility

i. The project proponent shall comply with the provisions of CER, as applicable.

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

iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X Miscellaneous

i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.

ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.

x. Any change in planning of the approved plan will 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.

220.10 EC for Proposed Residential Plotted Colony (under DeenDayal Jan AwasYojna Policy 2016) coming up Rect. No. 7, village GwalPahari, Tehsil Wazirabad, Gurugram,Haryana by M/s Namdev Construction Pvt. Ltd

Project Proponent : Mr. Navneet Rathore
Consultant : Gaurang Environmental Solutions Pvt. Ltd

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/215820/2021 on dated 14.07.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 218th meeting of SEAC held on 30.07.2021. The PP informed the committee that the project was earlier granted EC dated 28.012.2019 for development of affordable group housing against the license no.02 of 2019 from DTCP, Haryana. But PP has applied for migration of license from Group Housing to plotted colony under DeenDayal Jan AwasYojana and fresh LOI has also been obtained vide DTCP memo no. LC-3900-JE(SS)-2021/5381 dated 04.03.2021 and vide memo no. LC-3900-JE(SS)-2021/11573 dated 11.05.2021 and subsequently Layout plan and Zoning plan has been approved. The committee deliberated that as the project has already been granted EC vide letter dated 28.01.2019 and needs to withdraw the earlier EC before appraised for fresh EC under DDJAY.

The Committee deliberated and decided that the PP shall get the earlier EC dated 28.01.2019 for gp. Housing project be withdrawn from SEIAA/MoEF&CCbefore taking up for fresh Environment Clearance.

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

- The PP Submitted the copy of letter dated 29.07.2021 and 11.08.2021 written to chairman SEIAA vide which they have requested to withdraw the earlier EC dated 28.01.2019 issued by MOEF&CC for said project.
- The PP also submitted a copy of letter dated 01.09.2021 written to MOEF&CC for withdrawal of EC dated 28.01.2019 for Affordable Group Housing village GwalPahari, Tehsil Wazirabad, Gurugram,Haryana by M/s Namdev Construction Pvt. Ltd.

Thereafter, the case was taken up in 220th meeting. The PP presented the case before the committee

- The proposed project involves the development of Affordable Residential Plotted Colony under DeenDayal Jan AwasYojna Policy, 2016 coming up at Rect. No. 7 Killa No. 25/1 (5-17), 25/2 (2-3), 25/3 (1-1), Rect. No. 14 Killa No.

5/2 (5-0), 6 (7-8), 14/2 (0-9), 15 (7-8), 16 (7-8), 17 (8-0), 24 (8-0),24 (8-0), Rect No. 27 Killa No. 4 (8-0), 7 (8-0), 14/1/3(2-7), 14/1/1(0-1), 15/1(3-13), 16/1/1(1-5), Village GwalPahari, Tehsil-Wazirabad, District-Gurugram, Haryana promoted by Namdev Constructions Pvt. Ltd.

- The Project is appraised on the basis of concept as building plans are not approved from the competent authority.
- The License has been granted to the project for an area measuring 9.50acres in the name of M/s Namdev Construction Pvt. Ltd vide letter dated 07.05.2021 which is valid upto 06.05.2026.
- The total plot area of the project is 9.5 acres (38,445.132 sq. m) out of which 2940.04 sq. m has been surrendered and the net plot area is 35505.09 sq. m. Gross built up area envisaged for the project is 79,223 .61 sq.m.
- The project facilities include Plotted development (156 nos. of plots), Commercial area (1420.21 sq.m.) and area for community facility (3846.54 sq.m.)
- Asola Bhatti Wildlife Sanctuary lies within 7 km towards from the project site

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

Table 1:Basic Details

Name of the Project : Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Policy 2016)Promoter Namdev Constructions Pvt. Ltd.		
S. No.	**Particulars**	
1.	Online Proposal Number	SIA/HR/MIS/215820/2021
2.	Latitude	28°26'16.48"N
3.	Longitude	77°8'16.54"E
4.	Plot Area	9.5 acres (38,445.132 sq. m.)
5.	Net Plot Area	8.7735 acres (35505.09 sq. m.)
6.	Proposed Ground Coverage	None it is a Affordable Residential Plotted Colony Project
7.	Proposed FAR	Residential : 2.64 (47100.62 sq. m) Commercial : 1.75 (2485.07 sq. m.)
8.	Non FAR Area	Residential : 27863.25 sq. m. Commercial : 1774.67 sq. m
9.	Total Built Up area	79,223.61 sq. m
10.	Total Green Area with %	4667.8346 sq. m (12.14 %) 0.7126 acres (2883.789 sq. m.) (7.50% of the total licensed area)+ 1784.0456 sq. m. (10% of the individual Plots)
11.	Rain Water Harvesting Pits (with size)	17 nos. (Size: 3.14 x 2.25 x 2.25 x 3.5 = 55.63 m3)
12.	STP Capacity	300 KLD
14.	Organic Waste Converter	2 nos. (500 kg/day & 250 kg/day)
16.	Power Requirement	Connected load : 2223 KW Maximum demand : 965 KW

17.	Power Backup		Cumulative capacity : 2000kVA *750 kVA : 2 nos.* *500 kVA : 1 nos.*
18.	Total Water Requirement		292 KLD
19.	Domestic Water Requirement		196 KLD
20.	Fresh Water Requirement		
21.	Treated Water		96 KLD
22.	Waste Water Generated		239 KLD
23.	Solid Waste Generated		1850 kg/day
24.	Biodegradable Waste		40% of the total solid waste (740 Kg/day)
26.	Dwelling Units/ EWS		Total Plots : 156 Nos. Commercial : Area: 2485.07 sq. m Community facility area : 3846.54 sq. m Other facilities : Milk and vegetable booth (1 no.)
28.	Community facilities		3846.54 sq. m (0.9505 acres)
31.	Total Cost of the project:	Land Cost	Rs.190 crores
		Construction cost	
33.	EMP Budget		Rs. 382.14 lacs
34.	Incremental Load in respect of:	PM 2.5	0.151 µg/ m^3
		PM 10	0.629 µg/ m^3
		SO_2	9.1 µg/ m^3
		NO_2	0.378 µg/ m^3
		CO	22.0 µg/ m^3

EMP BUDGET

S. No.	Particulars	Capital Cost (In lacs)	Annual recurring cost
1.	Acoustic enclosures & stack attached to DG sets	19	2
2.	STP	60	2
3.	Rain water harvesting	51	5
4.	Solid waste management	11.14	3
5.	Pollution monitoring	-	1.0

6.	Green Belt	32	2.0
7.	Socio Economic Plan	190	-
8.	Solar powered street lights	9	-
9.	Wildlife Activity Plan	10	2.0
	TOTAL	**382.14 lacs**	**17 lacs**

S. No.	Facilities to be provided	Activities to be done by PP	Total Expenditure (Rs in lac)	Activity area
1.	Education	• Construction of new class rooms • Construction of Separate Toilets • Renovation of existing school building • Construction of computer lab equipped with computers and printer • Provision of safe drinking water by R.O • Availability of internet facility in the nearby areas for the online classes • Construction of Rain water harvesting structures • Green Plantation in the school campus • Installation of Solar Panels	70 lacs	Nearby Govt School (2 nos.)
2.	Swacch Bharat Abhiyan	• Construction of toilets • Repair of drain • Dustbins in the nearby areas	20 lacs	Nearby areas
3.	Development of community facilities	• Provision of dustbins in nearby areas • Skill Development Program • Development of drainage system • Development of	40 lacs	Nearby areas

		community Park • Tree Plantation with tree guard • Donation of mask and hand sanitizer in the nearby areas		
4.	Development in PHC/CHC	• Donation of oxygen cylinders • Provision of ventilators • Donation of X-ray & ECG machines	Rs.60 lacs	
		Total	**Rs.190 lacs**	
Total : Rs. 190 lacs will be provided under the Socio economic plan.				

The discussion was held on Aravali NoC, Forest NoC, distance of wildlife sanctuary from the project, ECBC, water assurance, Green plan, EMP, STP, RWH, contour plan, power assurance, sewer permission, population details etc. and certain observations were raised as following:-

1. The PP shall submit the Aravali NoC
2. The PP shall submit the Forest NoC
3. The PP shall submit the Wildlife Activity Plan& wildlife activity plan
4. The PP shall submit the ECBC-R studies with percentage of energy savings.
5. The PP shall submit the AAQ data of one month at three locations.
6. The PP shall submit the Ground water, surface water, soil and noise analysis reports.
7. The PP shall submit the revised solid waste management by calculating visitors with0.2 K.gm/visitors management thereof.
8. The PP shall submit the Green Plan: Green area is only 7.5% which is less as it should be about 10%;
9. The PP shall submit the tangible EMP detail.
10. The PP shall submit the STP plan
11. The PP shall submit the RWH plan
12. The PP shall submit the micro met data for air dispersion modelling
13. The PP shall submit the contour plan/storm drainage plan
14. The PP shall submit the power assurance
15. The PP shall submit the sewer permission
16. The PP shall submit the population detail and calculation thereof

The PP submitted the reply of above said observations vide letter dated 01.09.2021 along with affidavit

- The PP shall spent Rs.10 Lakhs as capital cost and 2 lakhs as recurring cost on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan
- That, the company has not commenced any construction work at the project site. They shall commence construction work only after obtaining the Environmental clearance and receipt of all applicable NOCs/Permissions from the prescribed/competent authorities of the State and Central Government.

- That, during the construction phase no groundwater will be used, and water requirement during the construction phase will be met from the safe water zones only
- That, they will abide by the ruling given by the Hon'ble Courts with regard to the extraction of ground water in the notified areas of Haryana.
- That, new scientific measures are being/will be taken to reduce the consumption of water during the construction phase.

After detailed deliberations the Committee rated this project with **"Gold Rating**" and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

A. Specific conditions:-

1) The PP shall get withdraw earlier EC dated 28.01.2019 from MoEF &CC before the start of the project.
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 PP shall spent Rs.10 Lakhs as capital cost and 2 lakhs as recurring cost on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan
4) The 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.
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 habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8) The 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 6451.8802(18.1%of net plot area) shall be provided for green area development.

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) In basements adequate ventilation/Exhaust fans shall be provided so that the polluted basement air shall be recharged from the cutouts located at the ground level.
11) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint
12) Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
13) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
14) The PP shall not carry any construction above or below the Revenue Rasta, if any
15) The PP shall not carry any construction below the HT Line passing through the project, if any.
16) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
17) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
18) The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
19) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
20) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
21) 17Rain Water Harvesting pits shall be provided for rainwater usages as per the CGWB norms.
22) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 17 RWH pits
23) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. <u>Statutory compliance:</u>

[1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

[2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.

[3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

[4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

[5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.

[6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.

[7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

[8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

[9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

[10] The project proponent shall follow the ECBC Act/ECBC-Rulesprescribed 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 in consultation with State Pollution Control Board

v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

vii. Wet jet shall be provided for grinding and stone cutting.

viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of

the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

II Water Quality Monitoring and Preservation

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

ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.

iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.

xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

xiii. All recharge should be limited to shallow aquifer.

xiv. No ground water shall be used during construction phase of the project.

xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be

measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

xviii. No sewage or untreated effluent water would be discharged through storm water drains.

xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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

III Noise Monitoring and Prevention

i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

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

IV Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.

iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi. Solar power shall be used for lighting in the apartment to reduce the power load on

grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

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

V Waste Management

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

ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.

v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

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

ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

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

ii. A minimum of 1 tree (5’ tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured

species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VII Transport

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

   a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
   b. Traffic calming measures.
   c. Proper design of entry and exit points.
   d. Parking norms as per local regulation.

ii Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

iii A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

VIII Human Health Issues

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

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

iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

v. Occupational health surveillance of the workers shall be done on a regular basis.

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

IX Corporate Environment Responsibility

i. The project proponent shall comply with the provisions 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.

220.11 TOR for revision under EC of plotted development project at sector 70 &70A village palra, Gurugram, Haryana by M/S countrywide promoters Pvt.Ltd.

Project Proponent : Mr. Sanjeev Sharma
Consultant : Oceao-Enviro Solutions (India) Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/64361/2021 on dated 18.08.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance for revision under Category 8(b) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 220th meeting of SEAC held on 01.09.2021. The PP presented the case before the committee.

- The proposed project is for TOR for revision under EC of plotted development project at sector 70 &70A village palra, Gurugram, Haryana by M/S countrywide promoters Pvt.Ltd.
- The Revision proposed in Plotted Development project is located at Sector – 70 & 70A, Village Palra, Distt. Gurugram, Haryana by addition of 9.3 acres and migration of 13.51 acres under DDJAY from existing 102.20 acres licensed Plotted development project. The Geographical Coordinates of the project site are 28°23'2.49"N & 77° 1'16.39"E.
- The PP submitted the application for TOR on 01.07.2021.
- Earlier EC for construction of plotted development project was granted to the project vide letter dated 12.07.2013
- EC was expired on 11.07.2020 and valid upto 11.07.2021 as per MoEF &CC Notification dated 18.01.2021.

The details of the project as per the presentation, documents and information submitted by PP is as under:-

Table 1: Basic details

Name of the Project: Terms of Reference (ToR) For "Modification & Expansion of Plotted Development Project" Located at Sector-70&70A, Village Palra, Gurugram , Haryana				
S.No	**Particulars**	**Existing**	**Expansion**	**Total**
	Online Project Proposal Number	**SIA/HR/MIS/64361/2021**		
1.	Latitude	28°23'2.49"N (Centre)		
2.	Longitude	77° 1'16.39"E (Centre)		

3.	Plot Area (sqm)		102.20	-4.22(Addition of 9.3 Acres & migration of 13.51 to DDJAY)	97.9812
4.	Net Planned Area (sqm)		371596	-6,410.448	365171.56
5.	Proposed Ground Coverage (sqm)		-	-	-
6.	Proposed FAR (sqm)		313855	-50436	263419
7.	Non FAR Area (sqm)		108624	11658.8	120283
8.	Total Built Up area (sqm)		422479	-38777	383702.17
9.	Total Green Area with Percentage (sqm)		123838.2	4856.4	128689.83 (35.241% of Net planned area)
10.	Rain Water Harvesting Pits (No's)		18	NIL	18
11.	STP Capacity (KLD)		1330	140	1470
12.	Total Parking (ECS)		630	NIL	630
14.	Maximum Height of the Building (m)		12	NIL	12
15.	Power Requirement (KVA)		15000	NIL	15000
16.	Power Backup DG Sets (KVA)		1 No x 13000 KVA		
17.	Total Water Requirement (KLD)		1,789	-74	1,715
18.	Fresh Water Requirement (KLD)		902	60	962
19.	Treated Water (KLD)		-	1101	1101
20.	Waste Water Generated (KLD)		1109	114	1223
21.	Solid Waste Generated (KLD)		5758	1119.1	6877.1
22.	Biodegradable Waste (Kg/day)		30.63		
24.	Dwelling Units/ EWS (No's)		637	155	792
27.	Total Population (No's)		14417	2178	16595
30.	Total Cost of the project:	i) Land Cost	250 Crores (Total Project Cost) Land Cost-103 Cr Construction Cost- 147 Cr		
		ii) Construction Cost			
31.	EMP Budget **(per year)**	1)Capital Cost 2)Recurring Cost (During Construction phase)	-	Rs. 136 Lakhs Rs. 17 Lakhs/year	Rs. 136 Lakhs Rs. 17 Lakhs/year

		1)Capital Cost 2)Recurring Cost (During Operation phase)	-	Rs. 495Lakhs Rs. 36 Lakhs	Rs. 495Lakhs Rs. 36 Lakhs
33.	Status of Construction		FAR Constructed = 91073.38 sqm		
34.	Construction Phase:		Water Requirement & Source - 5448.57 KLD (Through CSTP)		

After detailed deliberations on affidavit for change in BUA, layout plan, building plan etc it was decided by the committee to recommend the case to SEIAA for approval of ToR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference**:**

Standard ToR

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

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

Additional TOR

1. The PP shall submit the activity wise break up area of 383702.17 sqm i.e. built up area, roads, medical safety plan, community built up area, Green area, fire safety area.
2. The PP shall submit the duly approved plan 383702.17 sqm.
3. The PP shall submit the drainage map with contour of each area of the project
4. The PP shall submit the position of existing and proposed area of the project.
5. The PP shall submit the hydraulic design details of 1470 KLD STP(Existing+Expansion) proposed at the site.
6. The PP shall submit the FAR for each component as per approved plan.
7. The PP shall submit the affidavit that no legal case is pending against the PP regarding land or any other issues of the project.
8. The PP shall submit the KLM file of the project site
9. The PP shall submit the land use details of the project
10. The PP shall submit the Geo Technical Studies
11. The PP shall submit the Population calculations as per NBC norms.
12. The PP shall submit the water requirement details in view of conservation measures.
13. The PP shall submit the seasonal testing reports of water, air, soil and noise
14. The PP shall submit the technology of water treatment, hydraulic design, dimensions of each component of each STP, MLSS standards to be achieved in each STP
15. The PP shall submit the Solid waste calculations and its management plan
16. The PP shall submit the traffic study incremental load analysis wr.t. current roads/status of connecting roads a up-gradation plan.
17. The PP shall submit the air dispersion modeling, sampling locations, wind rose, DG/vehicular emission data, AAQ data of seven locations.
18. The PP shall submit the ECBC Compliance with Energy saving
19. The PP shall submit the warehousing area details
20. The PP shall submit the RWH details based on calculation @ 90 mm rain fall and double bore well for better sustainable RWH
21. The PP shall submit the parking calculations along with Map
22. The PP shall submit the Proper management details regarding various components of the project
23. The PP shall submit the tangible EMP Capital and recurring cost for the project
24. The PP shall submit the biodegradable waste management plan of the project along with organic waste convertor. The schematic diagramme for the management of organic waste and calculation along with mode of collection, segregation, transportation and disposal of complete Biodegrade waste.
25. The PP shall submit the status of construction at site

26. The PP shall submit the mosaic plan
27. The PP shall submit the extension in EC
28. The PP shall submit the CTE/CTO/OC of the project in the existing part.
29. The PP shall submit the six monthly compliance report.
30. The PP shall submit the approval of ZONING/Lay out/Building plans etc.
31. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.
32. The PP shall submit the Fire safety plan &Fire rescue plan (SOP).
33. The PP shall submit the contours plan indicating level of proposed site in terms of drainage pattern.

220.12 EC of Expansion of Affordable Group Housing Project at Village Badha, Sector 90, Gurugram, Haryana M/S B.D Infradevelopers Pvt LLP, Unit no 131 First floor Vatika Towers Sector 54 Gurugram Haryana

Project Proponent : Not present
Consultant : Not present

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/225862/2021 on dated 24.08.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance for revision under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 220th meeting of SEAC held on 01.09.2021 but the PP requested for the deferment of the case which was considered and acceded by the SEAC.

220.13 EC for Expansion of Affordable Group Housing Colony Project in the Revenue Estate of Village Hayatpur, Sector 89, Gurugram, Haryana M/S RamprasthaSare Land Holding Company One Pvt. Ltd. & Others In Collaboration With Signature Global (India) Pvt. Ltd., 13th Floor, Dr.Gopal Das Bhawan, 28 Barkhamba Road

Project Proponent : Not present
Consultant : Not present

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/225850/2021 on dated 24.08.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance for revision under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 220th meeting of SEAC held on 01.09.2021 but the PP requested for the deferment of the case which was considered and acceded by the SEAC.

220.14 EC for Proposed Affordable Group Housing Colony Project in the Revenue Estate of Village Badha, Sector 90, Gurugram, Haryana by M/s Jamb PropbuildPvt. Ltd. & Others In Collaboration with M/s MRG World LLP, Unit No 110, First Floor, Best Sky Tower, Netaji Subhash Place, Pitampura, Delhi

Project Proponent : Mr. Ashok kumar
Consultant : Grass Root Technology Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/225856/2021 on dated 24.08.2021 as per check list approved by the SEIAA/SEAC

for obtaining Environmental Clearance for revision under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 220th meeting of SEAC held on 01.09.2021. The PP presented the case before the committee.

- The proposed project is for Affordable Group Housing Colony Project is to be developed by M/s Jamb PropbuildPvt. Ltd. & Others in collaboration with M/s MRG World LLP. The project site is located at Village - Badha, Sector-90, Gurugrarn, Haryana on a land measuring 5.2625 acres.
- The license no. 38/2021 has been granted by Town and Country Planning Department, Haryana to M/s Jamb Propbuild Pvt. Ltd. & Others in collaboration with M/s MRG World LLP
- Zoning plan for license no. 38/2021 has been approved by the Town and Country Planning Department, Haryana
- Ground Water Pre-monsoon depth to water level: 3.3 - 79.70 mbgl Post-monsoon depth to water level: 3.05 - 77.5 mbgl
- Sultanpur National Park lies within 7 km (NW) from the project site

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

Table 1: Basic Details

Name of the Project: Affordable Group Housing Colony Project at Village - Badha, Sector-90, Gurugram, Haryana by M/s Jamb Propbuild Pvt. Ltd. & Others in collaboration with M/s MRG World LLP		
Sr. No.	**Particulars**	
1.	Online Proposal Number	SIA/HR/MIS/225856/2021
2.	Latitude	28°24'33.59"N
3.	Longitude	76°56'31.30"E
4.	Plot Area	21,296.548m^2
5.	Net Plot Area	21,296.548m^2
6.	Proposed Ground Coverage	4,835.544 m^2
7.	Proposed FAR	51,009.349 m^2
8.	Non FAR Area	13,982.097 m^2
9.	Total Built Up area	64,991.446 m^2
10.	Total Green Area with %	4,259.30 m^2 (@20% of Plot Area)
11.	Rain Water Harvesting Pits (with size)	5 No. of RWH pits(5*5m)
12.	STP Capacity	400 KLD
13.	Total Parking	Total Car Parking Provided = 392 ECS Total Scooter Parking Provided = 769 Nos
14.	Organic Waste Converter	1
15.	Maximum Height of the Building (m)	58.45
16.	Power Requirement	5211.73 kW
17.	Power Backup	1 DG sets of total capacity 200 KVA (1 x 200 KVA) capacity
18.	Total Water Requirement	367 KLD
19.	Domestic Water Requirement	354 KLD

20.	Fresh Water Requirement			260 KLD
21.	Treated Water			272 KLD
22.	Waste Water Generated			302 KLD
23.	Solid Waste Generated			2146 kg/day
24.	Biodegradable Waste			1558.08 kg/day
25.	Number of Towers			Residential (6 Towers) Commercial (1 Tower) Community+Crèche (1 Tower)
26.	Dwelling Units/ EWS			769
27.	Basement			3825.097m^2
28.	Stories			G+19
29.	R+U Value of Material used (Glass)			2.67 W/m^2deg C
30.	Total Cost of the project:	i) Land Cost		INR 134 Crores
		ii) Construction Cost		
31.	EMP Budget (per year)	i) Capital Cost		201 Lakhs
		ii) Recurring Cost		39.25 Lakhs
32.	Incremental Load in respect of:		i) $PM_{2.5}$	0 µg/m^3
			ii) PM_{10}	0 µg/m^3
			iii) SO_2	0.16 µg/m^3
			iv) NO_2	0.02µg/m^3
			v) CO	0.01µg/m^3
34.	Construction Phase:	i) Power Back-up		100 kVA
		ii) Water Requirement & Source		130ML & Private water tankers
		iii) STP (Modular)		1
		iv) Anti-Smoke Gun		As per NGT order 01 Anti-smog Gun will be provided at site

EMP BUDGET

DURING CONSTRUCTION PHASE		
COMPONENT	**CAPITAL COST (INR LAKH)**	**RECURRING COST (INR LAKH/YR)**
Labor Sanitation & Waste water Management	10	2.5
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	12	3

Storm Water Management (temporary drains and sedimentation basin)	10	2.5
Solid Waste Management	5	1.25
TOTAL	**37**	**9.25**

DURING OPERATION PHASE		
COMPONENT	**CAPITAL COST (INR LAKH)**	**RECURRING COST (INR LAKH/YR)**
Sewage Treatment Plant	40	10
Rain Water Harvesting System	7.5	1.75
Solid Waste Management	4	1
Environmental Monitoring	0	9
Green Area/ Landscape Area	15.5	4
Others (Energy saving devices, miscellaneous)	10	2.5
Socio-Economic		
Providing laptops and mobile phones to students of - • Dhorka Village Govt. Primary School • Hayatpur Govt. Primary School • Wazirpur Govt. Primary School	10	---

Providing Rain Water Harvesting in the following local Govt. Schools- • Dhorka Village Govt.Primary School • Hayatpur Govt.Primary School • Wazirpur Govt. Primary School	20	
Shelter for Cow in Dhorka, Wazirpur, Hayatpur Villages	10	
Providing Water Coolers in the following local Govt. Schools- • Dhorka Village Govt.Primary School • Hayatpur Govt.Primary School Wazirpur Govt. Primary School	5	
Setting up solar lighting facilities in Village Dhorka, Wazirpur, & Hayatpur	10	
Plantation in Village Dhorka, Wazirpur, & Hayatpur	15	---
Providing sanitation facility in Village Dhorka, Wazirpur, &	10	---

Hayatpur		
Fund Allocated for Wild Life Conservation ➢ **Plantation of Trees** ➢ **Digging of Ponds** ➢ **Construction of feeding Platforms and enclosure** ➢ **Awareness Generation** ➢ **Putting artificial nests on trees**	2.0 1.0 2.0 1.0 1.0	0.5 0.25 0.5 0.25 0.25
TOTAL	**164**	**30**

TOTAL EMP BUDGET		
COMPONENT	**CAPITAL COST (INR LAKH)**	**RECURRING COST (INR LAKH/YR)**
During Construction Phase	37	9.25
During Operation Phase	164	30
TOTAL	**201**	**39.25**

The discussion was held on tangible EMP, green plan, Traffic Circulation Plan, Parking Plan, STP, RWH, Elevation plan, Air simulation plan, AAI, Aravali NoC, Water assurance, Geo technical report, distance of wildlife sanctuary from the project site etc. and certain observations were raised as following:-

1. The PP shall submit the tangible EMP
2. The PP shall submit the Green Belt Development Plan
3. The PP shall submit the Traffic Circulation Plan
4. The PP shall submit the Parking Plan
5. The PP shall submit the location of STP on plan
6. The PP shall submit the location of RWH structure on plan

7. The PP shall submit the Elevation plan
8. The PP shall submit the Health and welfare safety plan
9. The PP shall submit the Electrical safety plans
10. The PP shall submit the Air simulation plan
11. The PP shall submit the RWH EIA impact
12. The PP shall submit the Rainfall latest data
13. The PP shall submit the prospective view of the project
14. The PP shall submit the NoC from AAI regarding height clearance
15. The PP shall submit the Aravali NoC
16. The PP shall submit the Water assurance from competent authority
17. The PP shall submit the Geo technical report
18. The PP shall submit the Traffic study
19. The PP shall submit the number of existing trees with girth and species
20. The PP shall submit the Wildlife: affidavit and Wildlife Action Plan;
21. The PP shall submit the revised details in Form IA.

The details are as follows.

3.2Bauheneapurpurea and *Bauheneavariegata* to be mentioned as trees.

*4 Fauna***-** Wildlife Action Plan

*10 EMP***-** 7 Biological Environment

10.25- Ecological Environment

The PP submitted the reply of above said observations vide letter dated 01.09.2021 along with affidavit that:

- The PP shall spent Rs.7 Lakhs as capital cost and 1.75lakhs as recurring cost on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan

The documents were placed before the committee and committee after discussion considered the reply. The PP submitted the copy of Aravali NOC from Tehsildar but committee conveyed that NOC to be obtained from the competent authority.

After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

Specific conditions:-

1) The PP shall not start any construction before obtaining Aravali NOC from Competent Authority and submit a copy to SEIAA before the meeting along with a copy to SEAC.
2) Sewage shall be treated in the STP(400KLD) 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 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.

5) The PP shall spent Rs.7 Lakhs as capital cost and 1.75lakhs as recurring cost on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan
6) The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing and quality of water being supplied through spray faucets attached to toilet seats.
8) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
9) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
10) No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 4,259.30 m^2 (@20% of Plot Area)shall be provided for Green Area development for whole project.
11) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
12) Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
13) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
14) The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
15) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
17) The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
18) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also 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 project.

20) 5Rain water harvesting recharge pits already provided for ground water recharging as per the CGWB norms.
21) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 5RWH pits.
22) The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
23) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24) The PP shall provide the mechanical ladder for use in case of emergency.
25) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory Compliance:

[1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

[2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.

[3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

[4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

[5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.

[6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.

[7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

[8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

[9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 as amended in 2020) shall be followed.

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

I Air Quality Monitoring and Preservation

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board

v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

vii. Wet jet shall be provided for grinding and stone cutting.

viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

x. The diesel generator sets to be used during construction phase shall be ultra lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

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

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

II Water Quality Monitoring and Preservation

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

ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.

iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and

bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.

xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

xiii. All recharge should be limited to shallow aquifer.

xiv. No ground water shall be used during construction phase of the project.

xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

xviii. No sewage or untreated effluent water would be discharged through storm water drains.

xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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

III Noise Monitoring and Prevention

i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

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

IV Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.

iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

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

V Waste Management

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

ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.

v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks,

Compressed earth blocks, and other environment friendly materials.

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

ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

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

ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VII Transport

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

ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

VIII Human Health Issues

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

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

iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

v. Occupational health surveillance of the workers shall be done on a regular basis.

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

IX Corporate Environment Responsibility

i. The project proponent shall comply with the provisions of CER, as applicable.

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

iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X Miscellaneous

i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.

ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.

x. Any change in planning of the approved plan will 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.

220.15 EC for Proposed Affordable Group Housing Colony at Village Kherki Majra, Sector 102, Gurugram, Haryana M/s Rudhraksha Realtors Pvt. Ltd. & others Habitat Township Pvt. Ltd., K-1, Green park main, New Delhi.

Project Proponent : Mr. Mahinder Sharma
Consultant : M/s Ind Tech House Consult

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/225622/2021 on dated 24.08.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance for revision under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 220th meeting of SEAC held on 01.09.2021. The PP presented the case before the committee.

- The Proposed affordable group housing at Sector 102, Gurugram, Haryana. The net plot area of the project is 30372.633 m2. The project site is earmarked for residential development as per the GMUC master plan.
- It is proposed to cut 262 medium sized Muskat trees at the project site for which the tree cutting permission has been granted by DFO vide letter dated 07.06.2021.
- The Zoning plan has been approved in the name of Rudhraksha Realtors Pvt. Ltd. & others in collaboration with M/s Habitat Township Pvt. Ltd vide letter no. 7839 dated 02.08.2021
- Sultanpur Bird Sanctuary falls within 8.3 KM/SW from the project site.

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

Table 1: Basic Details

Name of the Project: Proposed Affordable Group Housing Colony at village kherki majra, sector 102, gurugram, haryana by M/s Rudhraksha Realtors Pvt. Ltd. & others in collaboration with M/s Habitat Township Pvt. Ltd			
Sr. No.	**Particulars**		
1.	Online Proposal Number		SIA/HR/MIS/225622/2021
2.	Latitude		28°28’18.36” N,
3.	Longitude		76°58’12.73” E
4.	Gross Plot Area		37888.633 sqm
5.	Net Plot Area		30372.633 sqm
6.	Proposed Ground Coverage		9118.922 sqm
7.	Proposed FAR		88715 sqm
8.	Non FAR Area		15391.71 sqm
9.	Total Built Up area		104106.74 sqm
10.	Total Green Area with %		6524.370sqm (21.467% of net plot area)
11.	Rain Water Storage Tanks (with size)		09 Nos.
12.	STP Capacity		635 KLD
13.	Total Parking		674ECS 1342 Scooter Parking
14.	Organic Waste Converter		01 No.
15.	Maximum Height of the Building (m)		65.72 M.
16.	Power Requirement		4551 KVA
17.	Power Backup		700 KVA
18.	Total Water Requirement		669 KLD
19.	Domestic Water Requirement		609 KLD
20.	Fresh Water Requirement		459 KLD
21.	Treated Water		210 KLD
22.	Waste Water Generated		528 KLD
23.	Solid Waste Generated		3.74 TPD
24.	Biodegradable Waste		2.24 TPD
25.	Number of DUs		1342 Nos.
28.	Community Center		1
29.	Stories		St/G+21
30.	Total Cost of the project:	i) Land Cost	280 Cr.
		ii) Construction Cost	
31.	EMP Budget		Capital- 281 Lacs

			Recurring- 60.31 Lacs
32.	Incremental Load in respect of:	i) PM 2.5	-
		ii)PM 10	0.126 µg/m^3
		iii)SO_2	0.458 µg/m^3
		iv)NO_2	2.032 µg/m^3
		v)CO	0.00823 µg/m^3
33.	Construction Phase:	i)Power Back-up	01 X 125 kva
		ii)Water Requirement & Source	Authorized treated water tanker supply
		iii)STP (Modular)	1
		iv)Anti-Smoke Gun	1

EMP BUDGET (CONSTRUCTION PHASE)

COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	15	2
ANTI - SMOG GUN WITH COMPLETE SYSTEM)	7	3
DISPLAY OF DUST MITIGATION MEASURES	1	0.2
SITE SANITATION -	2	0.8
MOBILE STP	3	1.25
DISINFECTION/ PEST CONTROL		2
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	2	0.9
LABOR WELFARE (canteen, creche,safeacess road - water power)	3	1.5
WHEEL WASHING	2.5	1.5
WBM ROAD	15	6
GARLAND DRAIN & SEDIMENTATION TANK		
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.5
TRAFFIC MANAGEMENT SIGNAGES	1	0.1
SAFETY TRAINING TO WORKERS		1.0
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2.5
TOTAL	**53**	**22.81**

EMP BUDGET (OPERATIONAL PHASE)

COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
Sewage Treatment Plant (635 Kld)	60	15

Solid Waste Storage Bins & Composter (Organic Waste Converter 2.24 Tpd)	34	15
Horticulture Development (Tree Plantation & Landscaping)	12	4
Roof Top SPV Plant (45 Kwp)	27	1
Environment Monitoring	-	2.5
Socio-Economic		
Providing laptops and mobile phones to students of Govt. Primary school located in nearby villages	10	-
Shelter for cow inBasai&KherkiMajrar village	15	-
Providing Rain water harvesting in the Govt. Primary school located in nearby villages	10	-
Providing water coolers in the Govt. Primary school located in Tikampur, Basai&KherkiMajrar village	10	-
Setting up solar lighting facility in Basai&KherkiMajrar village	15	-
Plantation in Basai&KherkiMajrar village	15	-
Sanitation facility in Basai&KherkiMajrar village	10	-
WILDLIFE CONSERVATION PLAN		
Fund allocated for Wildlife conservation plan for ARTIFICIAL NESTS, DIGGING OF PONDS & CONSTRUCTION OF FEEDING PLATFORMS	10	-
TOTAL	**228**	**37.5**

The discussion was held on RWH, ECBC, Aravali NOC, distance of wildlife sanctuary from the project site, revised Green Area, EMP, plans, FAR Building plans, STP, dual plumbing plan etc. and the PP submitted that Existing ground water level at project site is very shallow approx.1.5 m. So, in place of Rain water harvesting pit they have proposed 09 Nos. of Rain Water Harvesting Collection Tanks for collection and utilization of Rain water to conserve water which was accepted by the committee and certain observations were raised as following:-

1. The PP shall submit the details of rain water collection
2. The PP shall submit the ECBC-R compliance
3. The PP shall submit the details with percentage energy savings.
4. The PP shall submit the Aravalli NoC
5. The PP shall submit the Wildlife affidavit and Wildlife Action Plan
6. The PP shall submit the Green Plan: map and detailed sheet of green areas
7. The PP shall submit the Structure stability
8. The PP shall submit the RWH Plan
9. The PP shall submit the tangible EMP
10. The PP shall submit the collaboration agreement
11. The PP shall submit all the plans in legible scale (1:10,000)
12. The PP shall submit the extra FAR claimed document
13. The PP shall submit the building plans/site plan
14. The PP shall submit location of STP/DG set on plan
15. The PP shall submit dual plumbing plan

The PP submitted the reply of above said observations vide letter dated 01.09.2021 along with affidavit that:-

- The PP shall spent Rs.10 Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan

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

Specific conditions:-

1) Sewage shall be treated in the modular STP(635 KLD) based on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3) The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4) The PP shall not carry out any construct above and below revenue rasta passing through the project, if any and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revnue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
5) The PP shall spent Rs.10 Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan
6) The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
8) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
9) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time

10) No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 6524.370sqm (21.467% of net plot area)shall be provided for Green Area development for whole project.
11) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
12) Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
13) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
14) The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
15) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
17) The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
18) The PP shall obtain the permission regarding withdrawal of ground water from HWRA/CGWA before the start of the project, if required and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
19) The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
20) 08 Rain water harvesting recharge tanks shall be provided for ground water recharging as per the CGWB norms.
21) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 08RWH tanks.
22) The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
23) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory Compliance:

[1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

[2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.

[3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

[4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

[5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.

[6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.

[7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

[8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

[9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 as amended in 2020) shall be followed.

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

I Air Quality Monitoring and Preservation

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board

v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

vii. Wet jet shall be provided for grinding and stone cutting.

viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

x. The diesel generator sets to be used during construction phase shall be ultra lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

xi. The gaseous emissions from DG set shall be dispersed through adequate stack

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

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

II Water Quality Monitoring and Preservation

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

ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.

iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.

xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

xiii. All recharge should be limited to shallow aquifer.

xiv. No ground water shall be used during construction phase of the project.

xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be

taken from the CGWA for any ground water abstraction or dewatering.

xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

xviii. No sewage or untreated effluent water would be discharged through storm water drains.

xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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

III Noise Monitoring and Prevention

i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

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

IV Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.

iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v. Solar, wind or other Renewable Energy shall be installed to meet electricity

generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

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

V Waste Management

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

ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.

v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

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

ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

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

ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and

maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VII Transport

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

ii Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

iii A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

VIII Human Health Issues

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

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

iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

v. Occupational health surveillance of the workers shall be done on a regular basis.

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

IX Corporate Environment Responsibility

i. The project proponent shall comply with the provisions of CER, as applicable.

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

iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X Miscellaneous

i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.

ix. No further expansion or modifications in the plan shall be carried out without prior

approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.

x. Any change in planning of the approved plan will 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.

220.16 EC of Residential Project at Sector 93, Village Wazirpur, Gurugram, Haryana M/s Ashiana Housing Ltd., 11G, Everest, 46/C, Chowringhee road, Kolkata

Project Proponent : Sh. S.K. Palit
Consultant : Perfect Enviro

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/66120/2021on dated 24.08.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance for revision under Category 8(b) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 220th meeting of SEAC held on 01.09.2021. The PP presented the case before the committee.

- The land has been licensed by DTCP vide licence no. 41 of 2010 dated 07- June-2010 to Ramprastha Estates Pvt. Ltd & others for setting up of Group Housing Colony on land measuring (37. 618 Acre). However, some part of the entire land, i.e. land admeasuring 2.068 acres and 13.16 acres out of the entire land was delicensed vide orders dated December 18, 2018 and March 20, 2020 respectively and now the total licensed area is 22.344 Acre .The land was further purchased by M/s Ashiana Housing Ltd via Agreement to Sale From M/s Ramprastha Estates Pvt. Ltd. and other landowners. The license & agreements are placed on record.
- The total plot area of the project will be 90,422.95 m2 (22.34 Acre) and the built-up area of the project will be 2,25,265.23 m2 . As the total built-up area of the project is greater than 1,50,000 m2 , the proposed project falls under Activity 8(b), Category B as per schedule of EIA Notification 2006 and its subsequent amendments.
- As per Master plan of Gurgaon Manesar Urban Complex 2031, the site is allocated for residential use. Hence there will be no change in land use.

However, the land cover of the project will change from vacant land to Residential.

- TOR has been granted by SEIAA vide letter no. No. SEIAA(128)/ILW2) / 564 Dated: 08.07.2021
- The maximum height of the building will be 44.75 m for 20 towers & 62.45 m (for the iconic tower). Excavation will be done for foundation & for 1 no of basement. For basement excavation will be done upto 4 m & approx. 40560 m 3 of soil will be excavated
- Sultanpur National Park falls within 5.41km from the project site
- Quality of Ground water in Wazirpur village is very bad
- Quality of surface water is also very bad

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

Table 1: Basic details

Name of the Project: Proposed Residential project at Village Wazirpur, Sector -93, Gurgaon Haryana 122505 by M/s Ashiana Housing Ltd.		
Sr. No.	**Particulars**	
1.	Online Proposal Number	SIA/HR/MIS/66120/2021
2.	Latitude	A, NW 28°24'52.41"N B, NE 28°24'51.74"N C, SE 28°24'46.14"N D, SW 28°24'43.08"N
3.	Longitude	A, NW 76°55'30.86"E B, NE 76°55'44.47"E C, SE 76°55'50.02"E D, SW 76°55'40.77"E
4.	Plot Area	90,422.95 m^2
5.	Net Plot Area	-
6.	Proposed Ground Coverage	31,376.76 m^2 (34.7 % of plot area)
7.	Proposed FAR	1,66,242.0 m^2
8.	Non FAR Area	66,940.85 m^2 (Including Basement area)
9.	Total Built Up area	2,33,182.85 m^2
10.	Total Green Area with %	27,127.00 (30 % of plot area)
11.	Rain Water Harvesting Pits (with size)	21 no. (4.5 m x 2.5 m x 5.25 m)
12.	STP Capacity	Modular 1100 KLD
13.	Total Parking	1800 ECS
14.	Organic Waste Converter	3 No (2 no. RN-1250 & 1 no. RN-500)
15.	Maximum Height of the Building (m)	44.75 m for 20 towers & 62.45 m for Iconic Tower
16.	Power Requirement	7,034 KVA (6330.6 KW)
17.	Power Backup	2 x 1250 kVA, 2 x 1010 kVA, 1 x 750 kVA & 2 x 500 kVA
18.	Total Water Requirement	902 KLD
19.	Domestic Water Requirement	561 KLD
20.	Fresh Water Requirement	571 KLD
21.	Treated Water	579 KLD

22.	Waste Water Generated		643 KLD
23.	Solid Waste Generated		3980 kg/day
24.	Biodegradable Waste		2407 kg/day
25.	Number of Towers		21
26.	Dwelling Units/ EWS		DU- 1200 No. EWS- 212 No.
27.	Basement		01 (level)
28.	Community Center		Club, Learning Hub and School
29.	Stories		20 towers will be S+14 & 1 Iconic Tower will S+20
30.	R+U Value of Material used (Glass)		U - 5.5 W/m^2K R - 0.18 W/m^2K
31.	Total Cost of the project:	i) Land Cost	Total cost -Rs. 508.42 Cr
		ii) Construction cost	
32.	CER		30 Lakhs
33.	EMP Budget		Capital Cost - Rs. 375 Lakhs Recurring Cost - Rs 21 Lakh/year
34.	Incremental Load in respect of:	i) PM 2.5	Onsite NW - 0.279 $\mu g/m^3$ Onsite SE - 0.279 $\mu g/m^3$
		ii) PM 10	Onsite NW - 0.785 $\mu g/m^3$ Onsite SE - 0.785 $\mu g/m^3$
		iii) SO_2	Onsite NW - 1.62 $\mu g/m^3$ Onsite SE - 1.62 $\mu g/m^3$
		iv) NO_2	Onsite NW - 1.66 $\mu g/m^3$ Onsite SE - 1.66 $\mu g/m^3$
		v) CO	Onsite NW - 0.013 $\mu g/m^3$ Onsite SE - 0.013 $\mu g/m^3$
35.	Construction Phase:	i) Power Back-up	2 x 125 KVA
		ii) Water Requirement & Source	Water Requirement- 14 KLD Source- STP treated Water
		iii) STP (Modular)	1 (7 KLD)
		iv) Anti-Smoke Gun	As per NGT order 01 Anti-smog Gun will be provided at site

EMP BUDGET (Capital Cost)

S. No.	Description	Capital Cost (in Lakhs)
1	Landscaping	70
2	Water Management (1100 KLD STP)	150
3	Rain water harvesting (No. 21)	60
4	Air Management (DG Stack & Acoustic Treatment)	35

5	Solid Waste Management	20
6	Miscellaneous	5
7	Social Activities*	30
8	Wildlife Activity Plan cost	5
	Total	**Rs 375 Lakhs**

Recurring Cost

S. No.	Description	Recurring Cost (In Lakhs/year)
1	Landscaping	7
2	Water Management (STP)	5
3	Rain water harvesting	4
4	Environment Monitoring	1
5	Solid Waste Management	3
6	Miscellaneous	1
	Total	**Rs 21.0 Lakh/year**

Tangible cost breakup of Social Activities:

S.No	Proposed Activity with Description	Total (in Lakhs)
1.	Adoption of pond in village Wazirpur for cleaning and beautification by planting trees	10
2	Infrastructure enhancement of nearby Dispensary	15
3	Storm water drains for channelization of water to pond	5
	Total	30 Lakhs

The discussion was held on fire fighting plan, water assurance, distance of wildlife from the project site, revised soil report , OWC plan, tangible EMP etc. and certain observations were raised as following:-

1. The PP shall submit the fire fighting and fire rescue plan
2. PP shall submit for achieving water reduction requirements of 86 LPCD for residential use need to provide various efficient fixtures for bathing, washing, flushing including sensors.
3. The PP shall submit the Wildlife: affidavit and Wildlife Action Plan;
4. The PP shall submit the Green Plan: map and detailed sheet of green areas
5. The PP shall submit the revised soil report
6. The PP shall submit the solid waste management plan and extra FAR claimed for SWM
7. The PP shall submit the water detail
8. The PP shall submit the OWC plan for 120%
9. The PP shall submit the RWH plan
10. The PP shall submit the tangible EMP
11. The PP shall submit the undertaking of anti smog gun

12. The PP shall submit the plan for managing pollution and water quality as discussed at the points of accumulation

The PP submitted the reply of above said observations vide letter dated 01.09.2021 along with affidavit that

- The Anti smog gun will be installed during construction phase at the project site and the same will be continued in operation phase of the project and to suppress the dust in nearby areas which will held him in improving air quality of the project site and nearby areas also
- That they will not extract Fresh Water than actual requirement of the project

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

Specific conditions:-

1. Sewage shall be treated in the modular STP (1100 KLD) based on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The PP shall not carry out any construct above and below revenue rasta passing through the project, if any and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revnue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
5. The PP shall spent Rs.5 Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan
6. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
8. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
9. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of

the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time

10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 27,127.00 (30 % of plot area) shall be provided for Green Area development for whole project.
11. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
12. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
13. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
17. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
18. The PP shall obtain the permission regarding withdrawal of ground water from HWRA/CGWA before the start of the project, if required and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
19. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
20. 21 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
21. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 21RWH pits.
22. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory Compliance:

[1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

[2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.

[3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

[4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

[5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.

[6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.

[7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

[8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

[9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 as amended in 2020) shall be followed.

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

I Air Quality Monitoring and Preservation

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board

v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

vii. Wet jet shall be provided for grinding and stone cutting.

viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

x. The diesel generator sets to be used during construction phase shall be ultra

lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

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

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

II Water Quality Monitoring and Preservation

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

ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.

iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.

xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

xiii. All recharge should be limited to shallow aquifer.

xiv. No ground water shall be used during construction phase of the project.

xv. Any ground water dewatering should be properly managed and shall conform to the

approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

xviii. No sewage or untreated effluent water would be discharged through storm water drains.

xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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

III Noise Monitoring and Prevention

i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

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

IV Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.

iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

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

V Waste Management

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

ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.

v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

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

ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.

x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

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

ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage,

broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VII Transport

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

   a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
   b. Traffic calming measures.
   c. Proper design of entry and exit points.
   d. Parking norms as per local regulation.

ii Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

iii A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

VIII Human Health Issues

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

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

iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

v. Occupational health surveillance of the workers shall be done on a regular basis.

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

IX Corporate Environment Responsibility

i. The project proponent shall comply with the provisions of CER, as applicable.

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

iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X Miscellaneous

i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.

ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.

x. Any change in planning of the approved plan will 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.