

Minutes of the 260th Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 07.02.2023 and 08.02.2023 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006

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

The minutes of 259th meeting were discussed and approved. In this meeting 24 nos. of agenda projects received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

Sr. No.	Name	Designation
1.	Sh.Prabhaker Verma (Joined Though V.C.)	Member
2.	Shri Vivek Saxena, IFS (on official tour)	Member
2.	Shri Rajbir Bondwal, IFS (Rtd). (Joined Though V.C.)	Member
3.	Dr.Sandeep Gupta	Member
4.	Sh.Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana	Member Secretary
5.	Sh. Sanjay Simberwal (Attended on 08.02.2023)	Mining Engineer

260.01 EC for Expansion in EC of Warehouse for storage of Non-agro Produce located at Village Farrukhnagar, Distt. Gurugram and Village Khalikpur, Distt. Jhajjar, Haryana by M/s Farukhnagar Logistics Parks LLP

Project Proponent : Sh. Nikhil Kinha
Consultant : Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/413898/2023 on dated 22.11.2022 for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The PP submitted requisite scrutiny fee vide DD No.389405 Dated 21.11.2022 of Rs.1,50,000/- and DD No.389563 Dated 30.11.2022 of Rs. 50,000/.

The case was taken up in 260th meeting held on 08.02.2023. The Consultant along with PP appeared before the committee and submitted that some minor corrections are to be done in the online form, therefore ADS may be generated.

The detailed discussion was held on the request of PP and committee decided that ADS shall be generated to enable the PP to make necessary changes in the online form. The case is deferred and shall be taken in the next meeting.

260.02 EC for Proposed Group Housing Colony coming up at Sector 103, Gurugram, Haryana developed by Sunita Kumari w/o of Sh.Ashok Kumar and others in collaboration of M/s AVIANA Green Estates Pvt. Ltd.

Project Proponent : Mr. Amarjeet Dhillon
Consultant : Gaurang Environmental Solutions Pvt. Ltd.

The Project was submitted to the SEIAA vide online Proposal No.SIA/HR/INFRA2/413200/2023 on dated 06.01.2023 for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006. The PP has submitted requisite scrutiny fee for a sum of Rs. 2,00,000/- vide DD No. 048748 dated 20.12.2022.

The case was taken up in 260th meeting held on 07.02.2023. The PP alongwith consultant appeared before the committee and presented their case. It was observed that SEIAA vide letter dated 13.01.2023 had raised some observations to which the PP submitted the reply vide letter dated 07.02.2023 as under:

S. No.	Observations	Response
1.	Location of the project on Sector/Master Plan.	Gurgaon Master Plan 2031 is enclosed as Annexure I.
2.	Status of construction/site in brief with photographs	Current site Photographs is enclosed as Annexure II
3.	Location of STP/ETP on Plan.	Mosaic Plan showing location of STP is enclosed as Annexure III.
4.	Location of RWH structure on plan.	Mosaic Plan showing location of RWH Pits is enclosed as Annexure III.
5.	Layout Plan/Building Plan	Site Plan is enclosed as Annexure IV.
6.	Parking Plan	Parking Plan is enclosed as Annexure V.
7.	Safety Plan	Safety Plan is enclosed as Annexure VI.
8.	NOC Aravali Clearance	Aravali NOC obtained vide Letter no. 05/M.B. dated 23/01/2023. Copy of the same is enclosed as Annexure VII.
9.	Air Simulation Plan & remediation for higher value of GLC at particular loadings.	Air Simulation Plan & remediation for higher value of GLC at particular loadings is enclosed as Annexure VIII.

After discussion, the committee raised some observations and PP was asked to submit reply to which PP replied vide letter dated 07.02.2023 as following:

S. No.	Observations	Response
1.	Solar capacity shall be increased to 5% of the connected load.	Solar capacity will be increased from 130 kW to 210 kW (5.19 % of the connected load). Affidavit enclosed as Annexure I.
2.	CA certificate for the estimated project cost	The project cost has increased from Rs.250 cr. to Rs.308.6014 cr. after inclusion of land cost. CA certificate of the total project cost is enclosed as Annexure II. Affidavit stating that project cost is increased is enclosed as Annexure -I.
3.	Time Schedule for implementation of Plantation and construction of RWH Structure	Time Schedule for Plantation and Solar is enclosed as Annexure I
4.	Clarification about revenue rasta	Project site will not encroach the revenue rasta passing through the project area. Affidavit regarding same is enclosed as Annexure-III
5.	Clarification about excess treated water disposal of STP	Excessive treated water from STP will be discharge to master sewer line of GMDA and assurance is already obtained vide memo no. GMDA/SEW/2023/68 dated 24.01.2023. Affidavit regarding same is enclosed.

The also PP submitted an affidavit dated 07.02.2023 affirming therein as under:

1. That, Solar power capacity shall be increased from 130 KW to 210 KW (5.19% of the connected load) will be installed.
2. That, the project cost has increased from Rs.250 Crore to Rs. 308.6014 Crore after inclusion of land cost (Copy of CA Certificate enclosed).
3. Power Assurance Letter will be obtained.
4. That, the plantation and construction of rain water harvesting structure will be initiated after 1.5 year from now as major excavation work is yet to be started.
5. That, after 2.5 years, we will aim at developing the entire proposed green belt area of 26.44 % (4481.04 sq. m) of plot area (Proposed No of Trees : 494 nos.) and 6 nos. of rain water harvesting structure.

Another affidavit dated 08.02.2023 also submitted by PP stating therein that:

1. That, Excessive treated water from STP will be discharge to master sewer line of GMDA and assurance is already obtained vide memo no. GMDA/SEW/2023/68 dated 24.01.2023.

One more affidavit dated 03.02.2023 also submitted by PP stating therein that:

1. That M/s Aviana Green Estates Pvt. Ltd have planned to construct Group Housing Colony at Sector- 103, Village- Daultabad, Gurugram, Haryana
2. That no construction has been started at the site along with latest attested photographs.
3. That, they will not encroach the Revenue Rasta passing through the project area shown in the Zoning Plan and Layout Plan.
4. That they will keep the RoW Required for HT wire passing through the project area as per Government instruction.
5. That they will not use ground water for construction and will use treated water confirming the ISI standards for building construction.
6. That they will use ultra-low Sulphur Diesel (0.005%)

During presentation, PP also submitted some information about the project as under:

Land documents	:	License has been granted vide Endst no. LC-3980-JE/ (DS)-2021/29274 dated 18.11.2021 approved by Director General, Town & Country Planning, Haryana Chandigarh.
Zoning Plan	:	Zoning Plan has been issued for the development of Group Housing Colony Project Vide LC 3980 dated 12/11/2021.
Power Assurance	:	Application for Power assurance Letter has been submitted to Dakshin Haryana Bijli vitran Nigam (DHBVN) dated 15/01/2022
Airport NOC	:	NOC obtained vide Letter No. AAI/RHQ/NR/ATM/NOC/2022/38/142-145 NOC ID PALM/NORTH/B/0111122/647882 dated 24.01.2022 valid upto 23.01.2030.
Fire NOC	:	Application for Fire NOC is submitted vide Application ID 051462323000004 on 13/01/2023
Aravali NOC	:	Aravali NOC obtained vide Letter no. 05/M.B. dated 23/01/2023
Forest NOC	:	Forest NOC has been issued by Divisional Forest Officer vide Letter dated 14/02/2019
Discharge of excess treated water	:	Assurance of Sewerage connection for disposal of domestic effluent was issued by Memo No. GMDA/SEW/2023/68 dated 24/01/2023
Assurance for supply of STP treated water	:	Assurance for supply of STP treated water for construction purpose was issued by GMDA vide Memo No. GMDA/SEW/2022/67 dated 24/01/2023
Water Assurance Letter	:	Water assurance Letter was issued by GMDA on 01/02/2023
Green certification	:	GRIHA Certificate for green rating issued on 06/12/2022

The PP also submitted the basis detail and EMP detail of the project as under:

Table 1: Basic Details

Name of the Project: Proposed Group Housing Colony coming up at Sector103, Village Daultabad, Sub Tehsil Kadipur, Tehsil and District Gurugram, Haryana by M/s AVIANA Green Estates Pvt. Ltd.												
Sr. No.	Particulars	Details										
1.	Latitude	28°29 '39.41 "N										
2.	Longitude	76°59'28.82"E										
3.	Total Plot Area	16946.18 sq.m. (4.1875 acre)										
4.	Built Up area	56974.05 sq. m.										
5.	Permissible Ground Coverage	40 % (6778.47 sq. m)										
6.	Proposed Ground Coverage	17.96 % (3043.24 sq. m)										
7.	Permissible FAR	2.5(42365.46 sq. m) Additional FAR for IGBC : 0.12 (2033.54 sq. m.) Total FAR : 2.62 (44399. sq. m.)										
8.	Proposed FAR	44322.12 sq.m.(a+b) Commercial : 0.004 (72.12 sq. m) (a) Residential : 2.611 (44250 sq. m) (b)										
9.	Green Area	26.44 % of plot area (4481.04 sq.m) (Proposed No of Trees : 494 nos.)										
10.	Rain Water Harvesting Pits	6 nos.										
11.	STP Capacity	200 KLD (1no.)										
12.	Parking Required	253 ECS										
13.	Parking Provided	382 ECS										
14.	Organic Waste Converter	700 kg/day each (1 no.)										
15.	Maximum Height of the Building (m)	70.80 m										
16.	Power Requirement	Connected load : 4042 KW Maximum demand : 3444.892 KW										
17.	Source	DHBVN										
18.	Power Backup	1010 kVA (1 nos.)+750 kVA (2 nos.)										
19.	Total Water Requirement	199 KLD										
20.	Fresh Water Requirement	128 KLD										
21.	Recycled/Treated Water Requirement	71 KLD										
22.	Waste Water Generated	152 KLD										
23.	Solid Waste Generated	1073 kg/day										
24.	Biodegradable Waste	643kg/day										
25.	Number of Towers	5 nos.										
26.	Basement	0 no.										
27.	Stories	As under:- Tower A :Stilt +21Floors Tower B :Stilt +19 Floors Tower C1/C2:Stilt +19 Floors TowerD :Ground Floor +6 Floors										
28.	R+U Value of Material used (Glass)	U Value(W/m2 °K) : Roof : 0.307 Wall : 0.393										
29.	Total Cost of the project:	Rs.308.6014 Cr.										
30.	Incremental Load in respect of:	<table border="1"> <tbody> <tr> <td>PM 2.5</td> <td>0.01µg/ m3</td> </tr> <tr> <td>PM 10</td> <td>0.04 µg/ m3</td> </tr> <tr> <td>SO_x</td> <td>0.07 µg/ m3</td> </tr> <tr> <td>NO_x</td> <td>1.09 µg/ m3</td> </tr> <tr> <td>CO</td> <td>0.00124 mg/ m3</td> </tr> </tbody> </table>	PM 2.5	0.01µg/ m3	PM 10	0.04 µg/ m3	SO _x	0.07 µg/ m3	NO _x	1.09 µg/ m3	CO	0.00124 mg/ m3
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Table 2: EMP BUDGET

Sr. No.	Particulars	Capital Cost (In lacs)	Annual Recurring cost
1.	Acoustic enclosures & stack attached to DG sets	45	8
2.	STP	60	5
3.	Rain water harvesting	18	3
4.	Solid waste management	50	10
5.	Pollution monitoring	-	1.0
6.	Firefighting & emergency handling	250	2.0
7.	Green Belt	2.5	1
8.	Solar roof top grid tied	30	5.0
9.	Socio EMP	462	-
10	Development of Miyawaki Forest outside the project boundary & surrounded area	5	3
	TOTAL	922.5 lacs	38 lacs

A detailed discussion was held on the submissions as well as presentation made by the PP before the committee. After detailed deliberation, the committee rated this project with **“Gold Rating”** and was of the unanimous view that the case be recommended to the SEIAA for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India alongwith the following specific and general stipulations:

A. Specific conditions:-

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

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

8. The 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 **26.44% (4481.04 sq.m)** of plot area shall be provided for green area development.
9. The PP shall develop Miyawaki Forest outside the project boundary & surrounded area as specified in the EMP budget.
10. The PP shall increase Solar capacity from **130 kW to 210 kW (i.e. 5.19 % of the connected load)**
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 expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
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 keep the ROW 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 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
18. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
19. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
20. **06 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 **RWH pits**.
22. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23. The PP shall obtain power assurance from the competent authority.
24. The PP may provide electric charging stations to facilitate electric vehicle commuters.
25. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
26. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
27. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory Compliance:

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

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

I Air Quality Monitoring and Preservation

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

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

II Water Quality Monitoring and Preservation

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

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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

V Waste Management

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

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

VI Green Cover

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

VII Transport

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

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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous

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

- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change(MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- x. Any change in planning of the approved plan will leads to Environment Clearance voidab-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.

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

Project Proponent : Not Present
Consultant : Ind Tech House Consult

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

The case was taken up in 260th meeting held on 07.02.2023. However PP requested through e-mail dated 06.02.2023 to defer the case as they were unable to attend the meeting due to

unavoidable circumstance. The committee acceded with the request of PP and deferred the case for next meeting.

260.04 Corrigendum in EC of Proposed Commercial Colony Project in the Revenue Estate of Vilalge Pawala Khusrupur, Sector-106, Gurugram Manesar Urban Complex, Haryana by M/s Elan Avenue Limited

Project Proponent : Not Present
Consultant : Vardan EnviroNet

The Project was submitted to the SEIAA vide online Proposal No.SIA/HR/MIS/296012/2022 on dated 28.12.2022 for obtaining Corrigendum in EC under Category 8(a) of EIA Notification 14.09.2006. The PP has submitted requisite scrutiny fee for a sum of Rs.2,00,000/- vide DD No. 038539 dated 11.01.2023.

The case was taken up in 260th meeting held on 08.02.2023. The Consultant appeared before the committee and presented the case.

It is submitted by PP that the name of the company has been changed from M/s Airmid Developers Limited to M/s Elan Avenue Limited. A certificate dated 27.09.2022 of incorporation pursuant to change of name of the company issued by the office of the Registrar of Companies (copy attached) and a copy of the Building Plan dated 06.02.2023 (copy attached) vide which approval of building plan of commercial colony area measuring 6.525 acres (**licence no.79 of 2012 dated 17.08.2012 and licence no.11 of 2013 dated 12.03.2013**) Sector 106 Gurugram being developed by Albina Properties Ltd. and other in collaboration with Elan Avenue Limited (formerly known as **Airmid Developers Limited** issued by Town and Country Planning Department, Haryana has been produced before the committee. The committee, after detailed discussion, found the documents in order and were taken on record.

After detailed deliberation, the committee has decided to recommend the case to SEIAA, Haryana for issuing a corrigendum regarding change of name of the Company with regard to the Environment Clearance letter dated 25.09.2022 already issued to the project.

260.05 Corrigendum in EC of Proposed Residential Group Housing Colony Project in the Revenue Estate of Vilalge Pawala Khusrupur, Sector-106, Gurugram Manesar Urban Complex, Haryana by M/s Elan Avenue Limited

Project Proponent : Not Present
Consultant : Vardan EnviroNet

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/MIS/296036/2022 on dated 29.12.2022 for obtaining Corrigendum in Environmental Clearance issued under Category 8(b) of EIA Notification 14.09.2006. The PP has submitted requisite scrutiny fee for a sum of Rs.2,00,000/- vide DD No. 038538 dated 11.01.2023.

The case was taken up in 260th meeting held on 08.02.2023. The Consultant appeared before the committee and presented the case.

It is submitted by PP that the name of the company has been changed from Airmid Developers Limited to Elan Avenue Limited. A certificate dated 27.09.2022 of incorporation pursuant to change of name of the company issued by the office of the Registrar of Companies (copy attached) and a copy of the Building Plan dated 26.10.2022 (copy attached) vide which approval of building plan of group housing colony on area measuring 24.10 acres (**licence no.80 of 2012 dated 17.08.2012**) in Sector 106, Gurugram being developed by Elan Avenue Limited and others (earlier known as **Airmid Developers Limited** issued by Town and Country Planning Department, Haryana has been produced before the committee. The committee, after detailed discussion, found the documents in order and were taken on record.

After detailed deliberation, the committee has decided to recommend the case to SEIAA, Haryana for issuing a corrigendum regarding change of name of the Company with regard to the Environment Clearance letter dated 25.09.2022 already issued to the project.

260.06 EC for Affordable Plotted colony under DDJAY (17.31875 acres) Village Wazirpur, Sector 93, Gurugram, Haryana by M/s Signature Builders Pvt. Ltd.

Project Proponent : Sh. Vineet Kumar
Consultant : Grass Roots Research & Creation India (P) LTD

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/414463/2023 on dated 18.01.2023 for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006. The PP has submitted requisite scrutiny fee for a sum of Rs. 2,00,000/- vide DD No. 818326 dated 04.01.2023.

The case was taken up in 260th meeting held on 07.02.2023. The PP presented the case before the committee. The committee discussed the case and raised following observations to which PP replied vide letter dated :

Sl. No.	Observation	Reply
1.	PP shall submit affidavit w.r.t. Revenue Rasta.	The affidavit is enclosed as Annexure-I.
2.	The PP shall submit CA certificate.	The CA certificate is enclosed as Annexure-II.
3.	The PP shall submit affidavit for court cases.	The affidavit for no litigation is enclosed as Annexure-I.
4.	The PP shall submit revised budget for WLS conservation plan.	The budget for WLS conservation plan has been revised under EMP budget. The revised EMP budget is enclosed as Annexure-III.
5.	The PP shall revise solar power consumption.	We will provide solar power as per HAREDA norms. Affidavit stating the same is enclosed as Annexure I.
6.	The PP shall provide common DG set.	We will provide common DG set of 1500 kVA. Affidavit stating the same is enclosed as Annexure I.
7.	The PP shall submit revised Landscape Plan.	Revised landscape plan is enclosed as Annexure-IV.

8.	The PP shall submit Time Schedule Green Area/RWH.	The status of green area/RWH along with timeline for the completion is shown below:			
		S. No.	Component	Status	Timeline for completion
		1.	Green Area	No work started yet	Tentatively will be completed by May 2025
		2.	RWH	No work started yet	Tentatively will be completed by May 2025
		3.	STP	No work started yet	Tentatively will be completed by May 2025
4.	OWC	Will start once the plant is operational	Tentatively will be completed by May 2025		
9.	The PP shall submit affidavit for Gas Pipe line and mark it on site plan showing ROW of 30 meters.	The affidavit is enclosed as Annexure-I . The gas pipe line marked on site plan showing ROW of 30 meters is enclosed as Annexure-V .			
10.	The PP shall submit revised tangible EMP.	The budget for EMP has been revised and is enclosed as Annexure-III .			
11.	PP shall provide road access details to the others property.	Access road to the others property will be provided through the internal roads of the project site. Plan showing the same is enclosed as Annexure-V .			
12.	PP shall provide license collaboration document.	The license collaboration document is enclosed as Annexure-VI .			

PP submitted an affidavit mentioning therein as under:

1. That we are going to construct Affordable plotted colony project under DDJAY at village-Wazirpur, Sector-93, Gurugram Haryana.
2. That 2 Karam Revenue Rasta is passing in between residential facility and community facility. Further, we would like to inform you that community plot has been handed over to Government as per DDJAY policy and we will not develop the community facilities. Also, we assure you that no activities will be undertaken under and above 2 Karam Revenue Rasta.
3. That we will provide proper right of way (ROW) of 15 m on either side of the GAIL line passing through the project site.
4. There is no litigation pending against Residential Plotted Colony Project under DDJAY at Village-Wazirpur, Sector-93, Gurugram, Haryana and that for any such litigation what so ever, the sole responsibility will be borne by the project proponent.
5. That, we will provide common DG set of 1500 kVA.
6. That, we will provide solar power as per HAREDA norms.

During the presentation of case, the PP submitted the basic detail and EMP detail of the project as following:

Table 1 – Basic Detail

Name of the Project: Affordable Plotted Colony Under Deen Dayal Jan Awas Yojna (17.31875 acres), Village-Wazirpur, Sector-93, Gurugram, Haryana by M/s Signature Builders Pvt. Ltd.		
Sr. No.	Particulars	Details
1.	Online Proposal Number	SIA/HR/INFRA2/414463/2023
2.	Latitude	28°24'39.06"N
3.	Longitude	76°55'46.93"E

4.	Plot Area	70,086.383m ²	
5.	Net Plot Area	69,629.089m ²	
6.	Proposed Ground Coverage	37,653.236m ² (@ 54.07% of the net plot area)	
7.	Proposed FAR	96,210.42m ²	
8.	Non FAR Area	51,557.968m ²	
9.	Total Built Up area	1,47,768.388m ²	
10.	Total Green Area with %	7008.6 m ² (@10% of Plot Area)	
11.	Rain Water Harvesting Pits (with size)	19 No. of RWH pits (effective dia. and depth of a Recharge pit 3.0 m& 2.5 m resp.)	
12.	STP Capacity	465KLD	
13.	Total Parking	Parking provided within the plots	
14.	Organic Waste Converter	1	
15.	Maximum Height of the Building (m)	19.275	
16.	Power Requirement	2011 kVA	
17.	Power Backup	1 DG sets of total capacity 1500 kVA	
18.	Total Water Requirement	449KLD	
19.	Domestic Water Requirement	433 KLD	
20.	Fresh Water Requirement	312 KLD	
21.	Treated Water	334KLD	
22.	Waste Water Generated	371KLD	
23.	Solid Waste Generated	2705 kg/day	
24.	Biodegradable Waste	1623 kg/day	
25.	Number of Towers	-	
26.	Dwelling Units/ EWS	250 Plots	
27.	Basement	1	
28.	Stories	4	
29.	R+U Value of Material used (Glass)	Component U Value R Value Roof < 0.409R-2.1 External wall< 0.352R-2.35	
30.	Total Cost of the project:	Land Cost	INR 810 Crores
		Construction Cost	
31.	EMP Budget (per year)	Capital Cost	405.0Lakhs
		Recurring Cost	64.75 Lakhs
32.	Incremental Load in respect of:	PM _{2.5}	0.006µg/m ³
		PM ₁₀	0.01µg/m ³
		SO ₂	0.37 µg/m ³
		NO ₂	0.29µg/m ³
		CO	0.25µg/m ³
33.	Status of Construction	-	
34.	Construction Phase:	i) Power Back-up	200kVA
		ii) Water Requirement & Source	296ML; Source: GMDA
		iii) STP (Modular)	1
		iv) Anti-Smog Gun	1

**Table 2 – EMP Detail
During Construction Phase:**

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

During Operation Phase:

COMPONENT	EMP BUDGET	
	CAPITAL COST(INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	50.0	12.5
Rain Water Harvesting System	30.0	7.5
Solid Waste Management	15.0	3.75
Environmental Monitoring	0	9.0
Green Area/ Landscape Area	10.0	2.5
Others (Energy saving devices, miscellaneous)	60.0	15.0
Socio-Economic		
Rejuvenation of Badshahpur Nala	10.0	---
Rejuvenation of Nawad fatehpur Pond	20.0	---
Fund allocation in nearby Aanganvaadi	10.0	---
Fund allocation for setting up computer centres	20.0	---
Installation of cow dung briquetting machine in nearby cowsheds	50.0	---
Setting up solar lighting facilities in Wazirpur Village, Hayatpur village, Mewka village, Badha village	60.0	---
Fund allocated for Wild Life Conservation		
➤ Plantation of tress	3.0	
➤ Digging of Ponds	3.0	
➤ Construction of feeding Platforms and enclosure	2.0	
➤ Awareness Generation	1.0	
➤ Putting artificial nests on tress	1.0	
TOTAL	345.0	50.25

TOTAL EMP BUDGET		
COMPONENT	CAPITAL COST(INR LAKH)	RECURRING COST(INR LAKH/YR)
During Construction Phase	60.0	14.5
During Operation Phase	345.0	50.25
TOTAL	405.0	64.75

The 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 should be recommended to the SEIAA for granting Environmental Clearance under EIA Notification dated

14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations:

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology 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 EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment Monitoring Cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. 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 **7008.6 m² (@10% of Plot Area)** shall be provided for Green Area development for whole project. The Trees species will be planted as per the list approved by DFO.
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
13. 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

14. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
15. The PP shall not carry any construction above or below the Revenue Rasta, if any
16. The PP shall not obstruct the passage for access to other land falling within their project.
17. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
18. The PP shall provide adequate solar power as per various statutory norms and provisions of HAREDA
19. 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.
20. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
21. **19 Rain water harvesting recharge pits** shall be provided for ground water recharging 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 RWH pits
23. The PP may provide electric charging stations to facilitate electric vehicle commuters.
24. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
25. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
27. The PP shall get agreement with individual plot holder to plant one tree in each plot.
28. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
29. The PP shall install **01 of anti smog gun** at the project site.

B. Statutory Compliance:

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

- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastic Waste Management (Amendment) Rules, 2022 and Batteries Waste (Management Handling Rules 2001 as amended in 2020) shall be followed.
- [10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

1. 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.
2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3. 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.
4. 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
5. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7. Wet jet shall be provided for grinding and stone cutting.
8. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9. 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.
10. 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.
11. 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.
12. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

1. 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.
2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3. 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.

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. 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.
12. 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.
13. All recharge should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.
15. 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.
16. 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.
17. 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.
18. No sewage or untreated effluent water would be discharged through storm water drains.
19. 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.
20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21. 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

1. 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.
2. 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.
3. 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

1. 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.
2. Outdoor and common area lighting shall be LED.
3. 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.
4. 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.
5. 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.
6. 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.
7. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V Waste Management

1. 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.
2. 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.
3. 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.
4. 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.
5. All non-biodegradable waste shall be handed over to authorized recyclers for which a

written tie up must be done with the authorized recyclers.

6. 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.
7. 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.
8. 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.
9. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
10. 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

1. 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).
2. 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.
3. 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.
4. 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

1. 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.
2. For indoor air quality the ventilation provisions as per National Building Code of India.
3. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4. 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.
5. Occupational health surveillance of the workers shall be done on a regular basis.
6. A First Aid Room shall be provided in the project both during construction and operations of the project.

IX Corporate Environment Responsibility

1. The project proponent shall comply with the provisions of CER, as applicable.
2. 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.
3. 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.
4. 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

1. The project has been appraised on the concept basis as such PP will obtain fresh EC in case of change in the planning.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. The project authorities must strictly adhere to the stipulations made by the State Pollution

Control Board and the State Government.

9. 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.
10. 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.
11. 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
12. 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.
13. 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.
14. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16. 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.
17. 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.

260.07 EC for Affordable Residential Plotted Colony” (DDJAY) project for area admeasuring 15.5625 acres located at Sector-70A, Gurugram, Haryana by M/s Countrywide Promoters Pvt Ltd.

Project Proponent : Sh.Sanjeev Kumar Sharma
Consultant : OCEAO ENVIRO Management Solutions India Pvt. Ltd.

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/413772/2023 on dated 12.01.2023 for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006. The PP has submitted requisite scrutiny fee for a sum of Rs.2,00,000/- vide DD No. 509456 dated 10.01.2023.

Thereafter, the case was taken up in 260th meeting held on 07.02.2023. The PP presented the case before the committee. The committee asked PP to submit an affidavit regarding details of the project as well as observations raised by the Committee. The PP submitted the affidavit dated 08.02.2023 mentioning therein as under:

1. That Sanjeev Kumar Sharma, is Authorized signatory of M/s. Countrywide Promoters Pvt. Ltd., having its registered office at OT-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad, Haryana-121004, for and on behalf of the Company, w.r.t. Affordable Residential Plotted Colony(DDJAY) project for area admeasuring 15.5625 acres located at Sector–70A, Gurugram, Haryana.
2. That we have proposed Affordable Residential Plotted Colony (DDJAY) project for area admeasuring 15.5625 acres located at Sector–70A,Gurugram,Haryana.
3. That as per earlier layout approved vide 31/08/2021, the scope of the project was only plotted development and necessary infrastructure services laying and thus Environment clearance was

not applicable being total built-up area 17,331.13 SQM only that's why CTE (NOC) was obtained to start development work. Thereafter, planning was modified and now it is proposed that a portion to plots to be developed by company as built-up floors and accordingly proposed revised Built-up area shall be not more than 1, 49,744.51SQM in any case and thus revised layout submitted to DTCP for approval vide 19/10/2022 and in consonance of revised layout, application for Environment clearance submitted simultaneously.

4. The building structure shall be designed as per approval of DTCP and application for approval of building plan is under scrutiny of DTCP. We, further, undertake that structural stability design certificate for approved building plan to be submitted to DTCP and SEIAA post to the issuance of approval of submitted building plan
5. That, there is no court case/litigation pending before the project.
6. That, the solar photovoltaic power plant shall be installed more than the applicable provision of minimum 40 Kilo Watt peak (KWp) as per latest Haryana solar power policy of HAREDA whereas it is to be mandated through agreement that individual plot owners would abide with provision regarding solar power to secure their completion certificate.
7. The plantation to be synchronized with all other internal development work simultaneously so that plants would grow at fairly considerable height during completion of construction work and it shall be ensured that entire green area development work must complete atleast six months prior to finishing of the construction work.
8. That we shall provide increased green area from mandatory norms of DTCP and about 10.16 % of total area shall be developed as landscape area. Additionally, it will be ensured that individual plot owners would also develop their green area as per the norms of DTCP.
9. That Rain water harvesting pits are adequately designed so that entire storm water during rain be accommodated within said pits only. Further, 8 double bore RWH pits to be constructed which is equivalent to 16 pits and thus complying norms of 1 pit per acre.
10. That, Revenue Rastas falling under the plotted colony shall be kept free for circulation/movement and also we shall not raise any construction on the Revenue Rastas and for laying of services we have applied for ROW permission and submitted the amount with GMDA as per their estimation.
11. That, our plotted colony project does not hinder any other individual land owners.
12. There is an existing HT line of 66 KV passing through the plotted colony for which application for re-routing/shifting is in advance stage with HVPNL and permission will be obtained shortly i.e. around 10 to 15 days.
13. That, we undertake budget proposed for EMP shall be always over and above of minimum 2 % of the overall development cost (includes land cost and development cost) and accordingly complete budget of Environment Management Plan (EMP) being submitted.
14. That, Project is outside from 10 kilo meter radius of Asola Bhatti Wildlife Sanctuary and Sultanpur National Park (eco-sensitive zone).
15. That, we shall install organic waste composter as per applicable provision of SWM rules 2016 and MoEF&CC's OM dated 09th June 2015 while reaching wet compostable waste 100 kg/day.
16. The STP capacity shall be designed 25 % higher than the estimated wastewater generation.
17. That, water connection assurance has been issued to the project from GMDA.
18. That, sewer connection assurance has been issued to the project from GMDA.
19. That, application for electricity connection has been submitted to DHBVN.

Table 1: Basic Details

Name of the Project: EC for Affordable Residential Plotted Colony" (DDJAY) project for area admeasuring 15.5625 acres located at Sector-70A, Gurugram, Haryana by M/s Countrywide Promoters Pvt Ltd.		
Sr. No.	Particulars	Details
1.	Latitude	28°22'56.26"N to 28°22'53.08"N
2.	Longitude	77° 01' 04.81"E to 77° 01'26.73"E
3.	Total Plot Area	62979.10 m ² (15.5625 acres)
4.	Built Up area	1,49,744.51 m ²
5.	Proposed Ground Coverage	35984.74 m ² (33656.31 m ² for residential + 2328.43 m ² for commercial)
6.	Permissible Ground Coverage	40936.184 m ²
7.	Permissible FAR	93263.974 m ²

8.	Proposed FAR	92927.41 m ²	
9.	Green Area	6398.67 m ² (10.16%)	
10.	Rain Water Harvesting Pits	8 dual bore pits (equivalent to sixteen)	
11.	STP Capacity	500 KLD	
12.	Parking proposed	721 ECS	
13.	Organic Waste Converter	OWC-30	
14.	Maximum Height of the Building (m)	14 m	
15.	Power Requirement	1532 kW (Source DHBVNL)	
16.	Power Backup	1 x 500 KVA	
17.	Total Water Requirement	466 KLD	
18.	Fresh Water Requirement	318 KLD	
19.	Recycled/Treated Water Requirement	148 KLD	
20.	Waste Water Generated	374 KLD	
21.	Solid Waste Generated	2635.634 kg/day	
22.	Biodegradable Waste	1317.817 kg/day	
23.	Number of Towers	Plotted Built up floor	
24.	Basement	12425.7 m ²	
25.	Stories	G+3	
26.	R+U Value of Material used (Glass)	U-Value: 3.3W/m ² °C (0.588 Btu/hr.ft ² °F) Solar heat gain coefficient: 0.29 R-Value: 3.5 m ² -°C/W	
27.	Total Cost of the project:	100 cr. Approx.	
28.	CER	NA	
29.	Incremental Load in respect of:	PM 2.5	0.04 µg/m ³
		PM 10	0.06 µg/m ³
		SO ₂	0.25 µg/m ³
		NO ₂	2.05 µg/m ³
		CO	0.78 µg/m ³

Table 2: EMP BUDGET

S. No	Capital Cost		Recurring Cost	
	Activities	Rs. In Lakhs	Activities	Rs in Lakh/ year
1	STP installation	180	STP AMC	20
2	Rainwater harvesting pits	18	Rainwater harvesting pits Maintenance	3.5
3	Green belt development	2.5	Green belt development Maintenance	2.0
4	Acoustic enclosures	0.5	Acoustic enclosures servicing	0.1
5	Power generator stack height	6	stack monitoring & maintenance	2.0
6	Solid waste segregation & converter	4	Solid waste segregation and maintenance	1.5
7	Solar Lightning	15	Solar Panel Management	0.5
8	PPE & Adequate tools	1.0	PPE Makeup	0.5
	Total	227		30.1

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

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology 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 EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment Monitoring Cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. 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 **6398.67 m² (10.16%) of total plot area** shall be provided for Green Area development for whole project. The Trees species will be planted as per the list approved by DFO.
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.

12. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
13. 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
14. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
15. The PP shall pass the services through only 24 mtr wide HUDA road and will not pass any of services through the revenue rasta.
16. The PP shall not obstruct the passage for access to other land falling within their project.
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, if any from HWRA/CGWA before the start of the project 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 pits (double bore)** 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 RWH pits
22. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
23. The PP may provide electric charging stations to facilitate electric vehicle commuters.
24. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
25. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
27. The PP shall get agreement with individual plot holder to plant one tree in each plot.
28. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
29. The PP shall install **01 anti smog gun** at the project site.

B. Statutory Compliance:

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

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

I Air Quality Monitoring and Preservation

1. 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.
2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3. The project proponent shall install system to carry out 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.
4. 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
5. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7. Wet jet shall be provided for grinding and stone cutting.
8. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9. 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.
10. 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.
11. 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.
12. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

1. 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.

2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. 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.
12. 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.
13. All recharge should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.
15. 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.
16. 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.
17. 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.
18. No sewage or untreated effluent water would be discharged through storm water drains.
19. 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.

20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21. 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

1. 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.
2. 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.
3. 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

1. 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.
2. Outdoor and common area lighting shall be LED.
3. 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.
4. 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.
5. 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.
6. 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.
7. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V Waste Management

1. 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.
2. 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.
3. 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.

4. 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.
5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6. 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.
7. 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.
8. 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.
9. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
10. 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

1. 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).
2. 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.
3. 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.
4. 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

1. 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.
2. For indoor air quality the ventilation provisions as per National Building Code of India.
3. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4. 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.
5. Occupational health surveillance of the workers shall be done on a regular basis.
6. A First Aid Room shall be provided in the project both during construction and operations of the project.

IX Corporate Environment Responsibility

1. The project proponent shall comply with the provisions of CER, as applicable.
2. 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.
3. 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.
4. 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

1. The project has been appraised on the concept basis as such PP will obtain fresh EC in case of change in the planning.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
 8. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
 9. 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.
 10. 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.
 11. 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
 12. 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.
 13. 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.
 14. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
 15. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
 16. 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.
 17. 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.

260.08 **EC for Expansion of Proposed Commercial complex on land admeasuring 5344.61 sqm situated at site/building no.1, Sector 25, urban Estate Gurgaon II, Gurugram, Haryana by M/s Lekh Buildtech Pvt. Ltd.**

Project Proponent : Sh. Amar Nath
Consultant : Ind Tech House Consult

The EIA/EMP report was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/INFRA2/407727/2022 for obtaining Environmental Clearance for expansion under Category "B" Item 8(a) of EIA Notification 14.09.2006. The PP has submitted scrutiny fee amounting to Rs.2,00,000/- vide DD No.500680 dated 21.11.2022 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

The case was taken up 257th meeting of SEAC, Haryana held on 20.12.2022. The PP submitted an application dated 19.12.2022 stating therein:

"the maximum no. of floors mentioned is 2B+G+MZ+7 but the maximum no. of floors are 2B+LG+G+MZ+7 and in comparative statement we have mentioned that there is increase in 3 nos. of floors but due to addition of Lower Ground Floor (LGF) it is now addition of 4 nos. of floors.

Due to typographical error Lower Ground Floor (LGF) is not mentioned in the report, however the floors are correctly mentioned in the drawings and maximum height is also mentioned in the report.”

After detailed discussion and in view of the submissions made by PP on the above mention point, the Committee after deliberation decided to raise ADS to enable the PP to revise/update required information through PARIVESH portal. The case was deferred for revised proposal on portal to be uploaded by PP.

As per the minutes of 257th meeting, an ADS was generated through portal to enable PP to upload revised proposal. The PP uploaded the revised proposal and closed the ADS.

Thereafter, the case was taken up in 260th meeting held on 07.02.2023. The PP presented the case before the committee. The committee after discussion raised some observations to which PP replied vide letter dated 07.02.2023 as following:

S. No.	Query	Reply
1.	Background of the project along with supporting documents in affidavit format	Affidavit along with supporting documents is attached as Annexure A.
2.	Reply of Observation of SEIAA	Reply of observation of SEIAA vide letter dated 06 th December 2022 is attached as Annexure 1.
3.	Certified Compliance Report	Certified Compliance Report is attached as Annexure 2.
4.	Aravalli and Forest NoC	As the land has been allotted by Haryana Shehri Vikas Pradikaran (HSVP) so Aravali, Forest NOC is not required as per Notification of Haryana State Pollution Control Board (HSPCB) dated 1st April 2012, page no 15, Annexure D, point No. 10 states “For areas covered under Aravali Notification, if applicable i.e. Gurgaon/Mewat districts (report of Tahsildar regarding Kisam of land through Deputy Commissioner and report of DFO regarding Section 4 and 5 of PLPA) are required to be submitted. No such report is required for projects/units located in approved industrial estate/approved HUDA sector in this area and area under Gurgaon and Mewat. Addition to thata letter from Estate office II, HSVP, Gurgaon vide memo no. EO-II/SDE(S)/2022/10759 dated 17/11/2022 has obtained for the proposed project and confirming the same is attached as Annexure 3
5.	CA certificate	CA certificate is attached as Annexure 4.
6.	Undertaking regarding No court case	Undertaking is attached as Annexure 5.
7.	Approved layout plan	Approved layout plan along with elevation plan is attached as Annexure 7.

PP also submitted an affidavit mentioning therein as under:

- Earlier, Environment clearance was obtained vide letter no. EC-22-B-038-HR-131492 dated 13th October 2022, Plot area is 5344.61 m2 and built up area is 22794.810 m2 on conceptual basis.
- Now due to some changes in planning and after approval of building plan, the built-up area is being increased from 22794.810 SQM to 30904.345 SQM, hence we have submitted the project for expansion of Environmental Clearance to SEIAA Haryana vide proposal no. SIA/HR/INFRA2/407727/2022.
- SEIAA forwarded the case to SEAC, Haryana with 3 points additional observation vide Memo no. SEIAA/HR/2022/2057 dated 02.12.2022 for appraisal.
- We have submitted the reply of observation of SEIAA vide letter dated 06thDecember 2022. Copy of the same is attached as **Annexure 1.**
- The project was considered in 257th meeting of SEAC, Haryana and ADS was generated regarding submission of revised form 1, 1A and conceptual plan as per our request during the meeting that by mistake in only comparative statement Floor area mentioned wrong.
- We have submitted revised Form 1 , 1A and conceptual online on 25/01/2023.

- Further the case was considered in 260th meeting of SEAC, Haryana and Comparative Statement of the project is as below:

Comparative Chart					
Sl. No.	Description	As per previous EC	Addition Due to Proposed Expansion	Total	Unit
GENERAL					
1	Plot Area	5344.61	No Change	5344.61	SQMT
2	Proposed Built Up Area	22794.81	8109.535	30904.345	SQMT
3	Max Height (Up to terrace)	25.75	18.25	44	M
4	Max No of Floors	2B+G+MZ+4	5 Floors	2B+LGF+G+MZ+8	No.
5	Expected Population	3320	1364	4684	No.
6	Total Cost of Project	219	15	234	CR
7	Project Activity :				
AREAS					
8	Permissible Ground Coverage Area (60%)	3206.766	No Change	3206.76	SQMT
9	Proposed Ground Coverage Area (59.86%)	3200	-0.53	3199.47	SQMT
10	Permissible FAR Area	12666.73	6680.76	19347.49	SQMT
11	Proposed FAR Area	12609.57	6737.13	19346.70	SQMT
12	Basement Area	6346.71	523.21	6869.92	
13	Proposed Other Non FAR Areas (Mumty Machine RM,etc,)	3838.53	849.20	4687.73	SQMT
14	Proposed Total Built Up Area	22794.81	8109.54	30904.345	SQMT
Water					
15	Total Water Requirement	231	21.69	252.69	KLD
16	Fresh water	97	-19.80	77.20	KLD
17	Treated water Requirement	102	73.49	175.49	KLD
18	Waste water Generation	114	13.44	127.44	KLD
19	STP Capacity	150	10.00	160.00	KLD
20	Additional treated water	60.6	0.19	60.79	KLD
RWH					
21	Proposed RWH	2	No Change	2	No.
Parking					
22	Required Parking	200	43	243	ECS
23	Proposed Total Parking	200	67	267	ECS
GREEN AREA					
24	Required Green Area	801.69	No Change	801.69	SQMT
25	Proposed Green Area	1068.92 sqm	No Change	1068.92 sqm	Sqm
WASTE GENERATION					
26	Total Solid Waste Generation	0.38	0.31	0.69	TPD
27	Organic Waste	0.23	0.5	0.28	TPD
28	Quantity of Sludge Generated from STP	11.36	1.38	12.74	KG/Day
POWER					
29	Total Power Requirement (Demand Load)	1620	480	2100	KW
30	DG set backup	1500	500	2000	KVA

- Certified Compliance report was obtained form RO, MoEF&CC, Chandigarh on 28.12.2022 stating that ***“It was observed during the site visit that PP has not started construction / excavation work at the project site yet”*** vide file no. 16-68/2022/IRO/ENV dated 28/12/2022. Copy is attached as **Annexure 2**.
- As the land has been allotted by Haryana Shehri Vikas Pradikaran (HSVP) so aravali, Forest NOC is not required as per Notification of Haryana State Pollution Control Board (HSPCB) dated 1st April 2012, page no 15, Annexure D, point No. 10 states **“For areas covered under Aravali Notification, if applicable i.e. Gurgaon/Mewat districts (report of Tahsildar regarding Kisam of land through Deputy Commissioner and report of DFO regarding section 4 and 5 of PLPA) are required to be submitted. No such report is required for projects / units located in approved industrial estate / approved HUDA sector in this area and area under Gurgaon and Mewat.** Addition to that a letter from Estate office II, HSVP, Gurgaon vide memo no. EO-

II/SDE(S)/2022/10759 dated 17/11/2022 has obtained for the proposed project and confirming the same is attached as **Annexure 3**.

- Total project cost of the project is 234 Cr. Including expansion. CA certificate is attached as **Annexure 4**.
- Undertaking regarding No Court Case pending against the project and no wild life sanctuaries falls within 10 KM radius around the project site is attached as **Annexure 5**.
- CTE of the project has been obtained on the previous EC is attached as **Annexure 6**.
- Revised EMP budget details is as below:

ENVIRONMENT BUDGET (Operation Stage)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
Sewage Treatment Plant (160 kld) along with necessary enclosures	32.00	12.80
Rain Water Harvesting System	10.00	3.00
Solid Waste Storage Bins & Composter	6.46	4.26
Horticulture Development (tree plantation & landscaping)	0.66	0.10
Roof Top spv plant	65	0.00
Pond Maintenance	18	
Environment monitoring & 6 monthly compliances of environment clearance conditions		2.00
TOTAL	114.12	22.16

- We will provide hot water demand as per HAREDA norms.
- We will maintain ZLD in our project.
- Green area, RWH pits will be provided as per previous EC.
- We will install solar power plant of capacity of 81 kWp.

The committee discussed the reply and affidavit submitted by PP and found it in order.

The PP submitted Basic Detail and EMP Details of the project as under:

Table 1 – Basic Detail

Expansion Of Commercial Complex On Land admeasuring 5344.61 Sqm Situated At Site / Building No.1, Sector 25, Urban Estate Gurgaon II, Gurugram, Haryana by M/S Lekh Buildtech Private Limited					
Sl. No.	Description	As per previous EC	Modification & Expansion	Total	Unit
1	Online Proposal Number	IA/HR/INFRA2/407727/2022			
2	Latitude	28° 28' 46.69" N			
3	Longitude	77° 04' 35.18" N			
4	Plot Area	5344.61	No Change	5344.61	SQMT
5	Proposed Built Up Area	22794.81	8109.535	30904.345	SQMT
6	Max Height (Up to terrace)	25.75	18.25	44	M
7	Max No of Floors	2B+G+MZ+4	5 Floors	2B+LGF+G+MZ+8	No.
8	Expected Population	3320	1364	4684	No.
9	Total Cost of Project	219	15	234	CR
10	Permissible Ground Coverage Area (60%)	3206.766	No Change	3206.76	SQMT
11	Proposed Ground Coverage Area (59.86%)	3200	-0.53	3199.47	SQMT
12	Permissible FAR Area	12666.73	6680.76	19347.49	SQMT
13	Proposed FAR Area	12609.57	6737.13	19346.70	SQMT
14	Basement Area	6346.71	523.21	6869.92	
15	Proposed Other Non FAR Areas (Mumty Machine Rm,etc,)	3838.53	849.20	4687.73	SQMT
16	Proposed Total Built Up Area	22794.81	8109.54	30904.345	SQMT
17	Total Water Requirement	231	21.69	252.69	KLD
18	Fresh water	97	-19.80	77.20	KLD

19	Treated water Requirement	102	73.49	175.49	KLD
20	Waste water Generation	114	13.44	127.44	KLD
21	STP Capacity	150	10.00	160.00	KLD
22	Additional treated water	60.6	0.19	60.79	KLD
23	Proposed RWH	2	No Change	2	No.
24	Required Parking	200	43	243	ECS
25	Proposed Total Parking	200	67	267	ECS
26	Required Green Area	801.69	No Change	801.69	SQMT
27	Proposed Green Area	1068.92	No Change	1068.92	Sqm
28	Total Solid Waste Generation	0.38	0.31	0.69	TPD
29	Organic Waste	0.23	0.5	0.28	TPD
30	Quantity of Sludge Generated from STP	11.36	1.38	12.74	KG/Day
31	Total Power Requirement (Demand Load)	1620	480	2100	KW
32	DG set backup	1500	500	2000	KVA
33	Incremental Load in respect of:	PM10		0.054	µg/m ³
		PM2.5		0.033	µg/m ³
		SO2		0.210	µg/m ³
		NOx		0.874	µg/m ³
		CO		0.000453	µg/m ³

ENVIRONMENT BUDGET (Operation Stage)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
SEWAGE TREATMENT PLANT (160 KLD) along with necessary enclosures	32.00	12.80
RAIN WATER HARVESTING SYSTEM	10.00	3.00
SOLID WASTE STORAGE BINS & COMPOSTER	6.46	4.26
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	0.66	0.10
ROOF TOP SPV PLANT	65	0.00
Pond Maintenance (02HRGGMGUR0002SAWD001 Sarai Alawardi)	18	
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	114.12	22.16

Environment Budget (Construction Phase)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	7.5	1.65
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY- 4 NOS.	20	2.4
DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	2	1
MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		0.5
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	1	0.5

LABOR WELFARE (CANTEEN, CRECHE, SAFEACCESS ROAD - WATER POWER, COOKING KEROSENE/GAS)	2.5	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	41.5	13.2

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

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
5. 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.
6. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
7. 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 **1068.92 sqm (15% of total plot area)** shall be provided for green area development.

8. **The PP shall develop and maintain a Pond (02-HRGGMGUR-0002-SAWD-001 Sarai Alawardi) as specified in EMP budget**
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 cut outs 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.
15. The PP shall not carry any construction below the HT Line passing through the project.
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 install solar power plant of capacity of 81 kWp**
20. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
21. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
22. **02 Rain Water Harvesting pits** shall be provided for rainwater usages as per the CGWB norms.
23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
24. PP shall install **04 no of Anti smog gun**
25. 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.
26. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
27. The PP shall provide the mechanical ladder for use in case of emergency.
28. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory compliance:

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

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

I Air Quality Monitoring and Preservation

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

II Water Quality Monitoring and Preservation

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

260.09 EC for Expansion of Industrial Unit in the Revenue Estate of Village Baghola, Tehsil and District Palwal, Haryana by M/s Knorr Bremse India Pvt. Ltd

Project Proponent : Sh. A.N. Shukla
Consultant : Ind Tech House Consult

The project was submitted to the SEIAA vide online proposal no.SIA/HR/MIS/241569/2021 on dated 28.12.2021 for obtaining Environmental Clearance for expansion under Category 8(a) of EIA Notification 14.09.2006. The requisite fee is deposited vide DD No.102373 of Rs.2,00,000/- dated 20.11.2021.

The case was taken up in 232nd235th and 242nd meeting of SEAC held on 06.01.2022 but deferred on request of the PP as Certified Compliance Report could not be obtained.

Thereafter, the case was taken up in 245th meeting held on 26.07.2022. The committee observed that the earlier EC was granted to this project on dated 26.06.2013 for the area 37241.04 sqm. The date of OC for the area is 28108.187 sqm is 29.10.2013.

After discussion, the committee raised following observations:

1. The PP shall justify as to how they could construction 28108.187 sqm within a period of 4 months i.e. the time between granting of EC and obtaining of OC from DTCP.
2. The PP shall submit the revised layout plan marking the new and old area of CLU
3. The PP shall give the details of ZLD as per previous EC separately for STP and ETP.
4. The PP shall submit the proof with date as to when they have applied to RO, MoEF&CC for obtaining CCR and their response
5. The PP shall submit as to whether on which ground they have approached to HSPCB for CCR.
6. The PP shall submit the schedule of balance and existing RWH plan
7. The PP shall submit details of green area, list of species of native trees and time schedule of plantation.
8. The PP shall submit and affidavit regarding technology used in existing ET and STP
9. The PP shall submit details of calculation of existing and new population
10. The PP shall submit an affidavit regarding ZLD.
11. The PP shall clarify as to whether District Palwal comes within GMDA jurisdiction.
12. The PP shall submit the real source of ground water.
13. The PP shall submit permission to access to road from forest department under the provisions of Forest Conservation Act, 1980
14. The PP shall submit the revised landscape plan.
15. The PP shall increase the solar power to the maximum as there is ample space available on roof.
16. The PP shall submit the revised tangible EMP.
17. The PP shall adopt a pond (as proposed in EMP) for its rejuvenation.
18. The PP shall submit details of expenses in CSR as per previous EC
19. The PP shall include 10% Miyawaki forest in the green area/cover

The case was taken up in 251st and 258th meeting. However, the case was deferred in both the meetings on request of PP. It was observed that the case was submitted for appraisal on 21.12.2021 and more than one year has passed but still PP is avoiding its appearance before the committee on the one pretext or the other. The committee took it seriously and decided that direction be issued to PP to appear before the committee in the upcoming meeting and the request of PP for deferment is accepted.

Thereafter, the case was taken up in 260th meeting held on 08.02.2023. The PP appeared before the committee and presented their case. PP submitted a letter dated 06.02.2023 that they have changed their Environment Consultant from M/s Grass Root Research & Creation India (P) Ltd. to M/s Ind Tech House Consult which is taken on record.

The PP further submitted the reply of observations conveyed in 245th Minutes of SEAC Meeting. A discussion was held on the documents submitted by the PP in the reply and the committee found it in order.

Further, during presentation the PP was asked to submit reply to certain observations to which the PP submitted an affidavit stating therein as under:

1. That, 1st Building Plan Sanction was sanctioned on 17.10.2011 for built- up area 19852.80 sqm which doesn't attract EIA notification 2006 as the built-up area was less than 20,000 sqm and after getting necessary clearances the construction was

- started. Later, due to additional requirement, the building plan was revised, and Environment clearance of the project was obtained on 26.06.2013 having built up area 37,241.04 sqm. After completion of Construction work OC was obtained on 29.10.2013 for a built-up area of 28,108.18 sqm. 4 Months (i.e., the time between granting of EC and obtaining of OC from DTCP), was taken only construction of 8,255.38 sqm of built-up area as Pre-Engineered Metal Building Construction Systems. Copy of Initial Building Plan Sanction, occupancy certificate and environment clearance letter are enclosed as **Annexure 1**.
2. That, at present proposal our plot area increases from 68,037.67 to 77,142.07 sq.m. (addition of 9,104.40 sqm)
 3. That, the revised layout plan marking the new and old area of CLU in A1 size is enclosed as **Annexure 2**.
 4. That, we have achieved Zero Liquid Discharge (ZLD) for existing project and same will be followed for expansion part as well, after expansion the capacity would be increased to STP (75 KLD) of MBR technology, ETP (100 KLD) and MEE (15 KLD) to cater to the ZLD in expansion part. Process flow diagram of ETP and STP is attached as **Annexure 3**.
 5. That, as per the earlier granted EC, total 2 numbers of rainwater harvesting were proposed and same had been constructed and are in operation. Now, we have proposed 19 number of Rainwater Harvesting Pits out of which 17 pits will be constructed by Dec 2025.
 6. That, we have proposed to develop 14,400 sqm green area i.e., 21.97 % of plot area. Landscape plan along with list of native species is enclosed as **Annexure 4**.
 7. That, our existing population is 825. As per the requirement of project we have proposed additional 1175. Total population (existing + proposed) of the project will be 2,000 persons (Staff – 1,800 + Visitors – 200). We have taken the population as per NBC 2016, Volume-2 Clause No.4.2.2, at page no. 457, ***“The first point to be ascertained from the owner/ developer or proposed occupier is the total building population. If a definite population figure is not available, then an estimation should be made using floor areas, more specifically, the net usable area (NUA). The NUA excludes circulation areas (stairs, corridors, foyers, etc), structural intrusions (columns, ducts, etc) and facilities (pantry, kitchens, toilets, conference rooms, training rooms, server rooms, storage areas, etc). ”***
 8. That, we have inadvertently mentioned source of water GMDA in our report, but the source of water is ground water and copy of HWRA permission is enclosed as **Annexure 5**.
 9. That, we will install a solar power plant having capacity 500 kWp.
 10. That, as per earlier Environment clearance, CER details are enclosed as **Annexure 6**.
 11. That, Permission to access to road from forest department under the provision of Forest Conservation Act, 1980 has been obtained. Copy of permission is enclosed as **Annexure 7**.

The PP further submitted that the built-up area of their project is only 52,884.08 sqms, and also drawn to the attention to the notification no.S.O. 3252(E) dated 22.12.2014 and subsequent clarification in form of OM dated 04.10.2022. The PP also requested to exempt their project from obtaining Environment Clearance keeping in view the above mentioned notification.

The PP further submitted that they have already obtained "EC" from SEIAA, Haryana vide letter No. SEIAA/HR/2013/372 dated 26.06.2013 and the present proposal was for expansion due to increase in built-up area which is 52,884.08 sqms as proposed. As per the O.M dated. 04/10/2022, Clarification regarding Gazette Notification No.S.O.3252(E) dated 22/12/2014 clause 6 & 7, the Industrial shed mentioned in Notification S.O. 3252 (E) dated 22/12/2014 implies buildings/warehouses/ sheds (whether RCC or otherwise), need not to have prior EC provided the built-up area is less than 1,50,000 m². The PP further stated that the area being built-up in our project is only

52,884.08 sqms, therefore, as per Notification S.O. 3252 (E) dated 22/12/2014 and subsequent clarification in form of O.M. dated 04/10/2022, the project does not need to have "Environmental Clearance". Considering above mentioned facts, PP has requested to exempt them from submitting the compliances under the EC taken vide letter SEIAA/HR/2013/372 dated 26/06/2013 as well as obtaining Environment Clearance.

The committee after deliberation unanimously decided to recommend the case to SELAA for exemption from EC in view of notification no. S.O. 3252(E) dated 22.12.2014 and subsequent clarification in form of OM dated 04.10.2022.

260.10 Terms of Reference (TOR) (under violation category) for Hospital Component of "Adesh Medical College & Hospital (formerly known as Adesh Haryana University)" located at Village-Mohri, Tehsil Shahbad, District- Kurukshetra, Haryana by M/s Adesh Medical College & Hospital

Project Proponent : Not Present
Consultant : Eco Paryavaran Laboratories & Consultants Pvt. Ltd.

The Project Proponent submitted the case to SEIAA vide online Proposal SIA/HR/INFRA2/410224/2022 dated 15.12.2022 for obtaining Terms of Reference under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee vide DD No.218664 dated 18.11.2022 of Rs.1,50,000/-

The case was taken up in 258th meeting held on 03.01.2023. During the meeting, the PP and consultant presented the case before the committee. After discussion, the committee raised the following observations and deferred the case:

1. The PP shall provide Longitude/Latitude of the project site with photographs
2. The PP shall submit Certified Compliance Report
3. The PP shall submit detailed CA Certificate for audited total cost of the project and upto date audited cost of the project.
4. The PP shall submit STP details
5. The PP shall submit CTE details
6. The PP shall submit copy of Occupation Certificate
7. The PP shall submit information about any credible action taken by competent authority
8. The PP shall submit permission regarding borewell
9. The PP shall evaporate treated water of ETP and shall submit SoP in this regard
10. The PP shall increase solar power back up upto maximum extent
11. The PP shall enhance STP capacity as per requirement
12. The PP shall develop green area to the maximum extent as per requirement.
13. The PP shall develop Miyawaki method under Green Plan.
14. The PP shall submit time schedule for completion of RWH/green area/STP
15. The PP shall submit the details as to how calculation of population has been made
16. The PP shall establish ETP and STP separately
17. The PP shall submit revised list of species of trees and shall add local native trees according to the working plan of concerned District Forest Office.
18. The PP shall install DG set hybrid
19. The PP shall submit revised RWH calculation as per requirement

Thereafter, the case was taken up in 260th meeting held on 07.02.2023. However PP vide e-mail dated 31.01.2023 requested to defer the case as they were unable to attend the meeting due to

some earlier planned engagements. The committee acceded with the request of PP and deferred the case.

260.11 EC Under Violation Category for Proposed Industrial Estate project in Sector-37 at Karnal, Haryana by M/s HSIIDC Karnal

Project Proponent : Sh. Rajbir Singh
Consultant : Vardan EnviroNet

The PP submitted the final EIA/EMP report of the project vide online Proposal No.SIA/HR/MIS/78835/2022 on dated 25.06.2022 for obtaining Environmental Clearance under Violation Category 8(b) of EIA Notification 14.09.2006. ToR was granted to the project on 16.05.2022.

The case was considered in 245th meeting of SEAC held on 25.07.2022. After discussion, the committee raised some observations:-

Then the case was taken up in 257th meeting of SEAC, Haryana held on 21.12.2022. However, deferred on request of PP.

Thereafter, the case was taken up in 259th meeting held on 19.01.2023. The PP submitted reply of the observations raised in 245th meeting of SEAC. The Committee had a discussion on the reply submitted by PP and observed that the PP has to clarify some more points and raised some more observations and directed to PP to submit a revised reply. The PP submitted revised reply to the observations alongwith an affidavit vide letter dated 19.01.2023 as under:

S. No.	Observations	Reply
1.	PP shall submit affidavit regarding for no allotment of Category-A & B type industry in the project site.	Affidavit regarding same is attached as Annexure-1
2.	The PP shall submit revised green plan with 15% green cover including Miyawaki minimum 5% of total green cover/area.	Revised Landscape plan showing green area of 15% of total land area along with Miyawaki Forest area on 10 acres is attached as Annexure-2 .
3.	The PP shall submit Green plan with area development, name of plant species in consultation with regional DFO, time schedule for implementation.	Green area details are attached as Annexure-3 . List of Plant Species as per approved by regional DFO is attached as Annexure-4 Green belt Time schedule: Landscape works and trees plantation work will start from one year onwards from date of start of construction and will be completed within one year from the date of start of operation.
4.	PP shall submit details of Prosecution in environment court against project in affidavit form.	Affidavit regarding same is attached as Annexure-4 and details of Prosecution in environment court against project are attached as Annexure-5 .
5.	PP Shall submit total project cost duly CA certified and total project cost incurred.	Total project cost duly CA certified and total project cost incurred is attached as Annexure-6 .
6.	PP shall submit details of land status, litigation and possession in affidavit form.	Affidavit regarding same is attached as Annexure-4 .
	PP shall submit permission for disposal of excess treated water from CETP.	Treated waste water will be re-used for horticulture & washing purpose in the industrial estate and the balance /excess treated waste water shall be disposed off into the nearby Bazida Drain. Permission of same is under process in irrigation department.
7.	The PP shall submit detail of revenue received from this project.	Detail of revenue received from this project is attached as Annexure-6 .
8.	The solar power shall be increased upto 10% of total power load.	We will provide solar panel capacity as per HAREDA norms.
9.	The PP shall submit details of process of treatment of domestic effluent in CETP.	A detail of process of treatment for domestic effluent in CETP is attached as Annexure-7 .

10.	The PP shall submit an affidavit to the effect that neither any water supply nor sewage supply or any other development activity at the site.	Affidavit regarding same is attached as Annexure-4.
11.	The PP shall submit an affidavit to the effect that only one industry is running in the area and shall also inform the name, area of industry, purpose of industry and status of effluent discharged.	Affidavit regarding same is attached as Annexure-4.
12.	The PP shall submit an Affidavit to the effect that any commercial project having an area of more than 20,000 Sqm. shall obtain separate EC.	Affidavit regarding same is attached as Annexure-4.
13.	Revised Form-1, 1A and Conceptual plan to be submit.	Revised Form-1, 1A and Conceptual plan is attached as Annexure -8.

Further, the PP also submitted the information about the project in the form of an Affidavit as under:

1. That the deponent has authorized by the department to file the present affidavit being employee of HSIIDC.
2. That the deponent on behalf of HSIIDC has applied for issuance of Environmental clearance in Schedule 8 section (B) of the EEIA Notification, 2006.
3. That As per office Memorandum dated 4th April 2016, we have applied for Environmental Clearance, the relevant clause of which at Sr. no. 5 is re-produced as under:-
“The Industrial Estate in EIA Notification, 2006 in Schedule at item 7 Section - (C) provides that Industrial Estates with an area greater than 500 ha and housing at list one category B industry will be category A and B is category B Industrial Estate of area below 500 ha and not housing any industry of category A or B does not require prior environmental clearance under EIA Notification, 2006,. If the area is less than 500 ha but contains building and construction projects greater than 20000 sq mt and development area more than 50 ha it will be treated as activity listed at S. No. 8 (a) or 8 (b) in the schedule as the case may be”
4. The case file is under name of Development of Sector-37 HSIIDC, Industrial Estate, Karnal wherein the area of land in question is measuring 83.79 hectare is granted vide SEIAA, Haryana letter no. SEIAA (140)/HR/2022/950 dated 16.05.2022.
5. That the deponent on behalf of HSIIDC undertake that “No industry under category “A and B” shall be allowed for housing in Sector-37 HSIIDC, Industrial Estate, Karnal”.
6. That the deponent on behalf of HSIIDC request to consider our case/application for issuance of Environmental Clearance under activity listed at sr. no. 8 Section (b) in the schedule.
7. That the deponent is filling present application as per the directions of the department.
8. That we have applied EC for an area measuring 207.07 acres of land.
9. That at present out of 207.07 acres of land 11.76 acres of land is under litigation vide CWP 15672/2017.
10. That physical possession of 22.69 acres of land is yet to be obtained including above mentioned litigated area
11. That we will carry out the development activity on the land which is under litigation only after the final judgment of court
12. That trees species will be planted as per list approved by regional DFO
13. That industrial plots owner will construct their RWH pits and we will put condition in letter of intent (LOI) for installation of RWH pits.
14. That there is no any water supply or sewage supply or any other development activity at the site apart from one unit constructed at plot no. 1,2 and part of 3.
15. That any commercial project having an area of more than 20,000 sqm shall obtain separate EC
16. That there is only one industry which is running at on plot no. 1,2, and part of 3 in the name of Karnal Print and Pack cluster Pvt. Ltd. On an area measuring 4050 sqm. This industry engaged in the process of printing and packaging. The discharge of effluent generated from industry is being disposed off at their own by the industry.
17. That the treated waste water shall be re-used for horticulture & washing purpose in the Industrial Estate and the balance/excess treated waste water shall be disposed off into the nearby Bazida Drain.

The committee had a discussion on the revised reply submitted by PP and further observed that some more information to be clarified by the PP and asked PP to submit following documents:

1. The PP shall submit revised EMP budget which should be tangible.
2. The PP/consultant will work out revised damage assessment, augmentation/remedial measures plan as per SoP dated 07.07.2021 for violation cases.

The case was taken up in 260th meeting held on 08.02.2023. The PP submitted the reply of observations raised in 259th meeting. It has been brought to the notice of Committee that a Complaint dated 03.02.2023 from Sh. Vikram Singh, son of Late Brig. Verinder Singh from New Delhi, is received. The committee after detailed discussion decided that the complaint be shared among the committee members, PP and consultant. It was also decided that PP will submit the reply of the complaint. Thereafter, the case shall be taken up as and when the reply of the complaint is received from the PP.

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

Project Proponent : Shri Sunil Kumar
Consultant : None

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

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

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

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

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

It is submitted in writing by PP that neither HSIIDC Manakpur, Bilaspur, District Yamuna Nagar has obtained environment clearance nor, has conducted public hearing, therefore, their case be recommended to SEIAA for grant of EC with the condition to conduct public hearing. The PP has also produced some photographs of the site which show that a wall has been constructed at the site of

project. To this effect, an office memorandum (OM) dated 29.03.2022 issued by the MoEF&CC. The relevant part of the same is re-produced as under:

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

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

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

260.13 EC under violation notification dated 14.03.2017 for Group Housing Residential Colony Project “Vipul Gardens” located in Sector-1, Village Dharuhera (NH-8), District Rewari, Haryana by M/s Mudra Finance Ltd

Project Proponent : Sh. Ravinder Singh
Consultant : Ind Tech House Consult

BACKGROUND

- This is a Category, 8(a) building and construction
- Type of project- EC under violation notification dated 14.03.2017 for Group Housing Residential Colony
- The requisite fee is deposited vide DD No.000294 dated 24.11.2021 Amount 2,00,000/-
- ToR granted under violation category on 07.08.2018
- EIA Submitted on 12.06.2019
- The case was taken up 184th meeting of SEAC and decided to SEIAA shall recommended for credible action/prosecution by competent authority for not obtaining the prior EC
- The case was taken up 192nd and 202nd meeting committee decided to defer this case
- The case was recommended to SEIAA in 206th meeting of SEAC for grant of EC
- The case was taken up in 126th meeting of SEIAA and refer back this case for appraisal of the project after proper verification of the damage assessment report.
- The case was taken up 208th meeting of SEAC but case was deferred
- The case was recommended to SEIAA in 210th meeting of SEAC for grant of EC
- The case was taken up 128th meeting of SEIAA but case was deferred
- The case was taken up 129th meeting of SEIAA and refer the case to SEAC with some observations:
 - Whether the case has been applied during the stipulated time period for applying the cases under the violation category as per violation notification dated 14.03.2017&2018
 - The proof of credible action taken under the EPA 1986
- The case was recommended to SEIAA in 226th meeting of SEAC for grant of EC. PP submitted reply of observation raised in 129th meeting of SEIAA
- The case was taken up 131st meeting of SEAC but case was defer for legal opinion from LR Haryana
- The case was taken up 137th meeting of SEIAA held on 24.03.2022 and decided to refer back this case to SEAC with an advice to relook into this aspect and recalculate amount strictly with reference to guidelines provided in SOP vide F. No.22-21/2020-IA.III dated 07.07.2021 issued by MoEF&CC, Gol being case of violation.

- The case was taken up 241st meeting of SEAC and committee decided to forward the case to SEIAA in view of request of PP.
- The case was taken up 141st meeting of SEIAA held on 26.05.2022 and authority decided to call a report from concerned RO, HSPCB to verify the latest construction status and the case was deferred
- The case was taken up 143rd meeting of SEIAA held on 14.07.2022 and authority decided to refer the case to LR Haryana for seeking legal opinion an guidance as to whether the SOP guidelines dated 07.07.2021, issued by the MoEF & CC, Government of India, shall apply on the proposals, applied for grant of EC under the violation window, prior to the issue of the said SOPs". (Meaning thereby, whether violation cases, pending prior to 07.07.2021 will attract SOPs dated 07.07.2021 or not).

This was being initiated to obtain more clarity and to further ensure compliance of certain observations made by Hon'ble Supreme Court (Civil Appeal Nos. 7576, 7577 of 2021) vide Order dated 09.12.2021, in the Case of Electro Steels Limited versus Union of India and others.

The matter was again taken up in 147th Meeting of SEIAA, Haryana held on 10.10.2022 and the Authority held detailed discussions/deliberations on the legal opinion dated 04.10.2022 received from Learned Legal Remembrance, Haryana through AD, (Environment & Climate Change Department, Haryana).

Accordingly, The Authority referred back this case to SEAC with the directions that the Members of Appraisal Committee will follow the methodology and uniformity adopted in the matter of M/s G.P. Realtors Pvt. Ltd. (in the matter of O.A. No. 976 of 2019 titled as Gurinder Singh & Ors V/s Union of India & Ors.); while examining/appraising the violation cases within the purview and scope of Standard Operating Procedures (SOPs) dated 07.07.2021 issued by MOEF & CC, GOI.

The case was taken up in 254th and 258th meeting held on 31.10.2022 and 03.01.2023 respectively. However, the case was deferred on request of PP in both the meetings.

Thereafter, the case was taken up in 259th meeting held on 19.01.2023. The PP alongwith consultant appeared before the committee but requested to defer the case as some documents are yet to be prepared regarding the project. After discussion, the committee acceded with the request of PP and deferred the case and shall be taken in the next meeting.

The case was taken up in 260th meeting held on 07.02.2023. The PP alongwith consultant appeared before the committee and presented their case. The PP submitted information regarding the project in the form of Affidavit which is as under:

1. Initially, we applied our application for EC to MoEF&CC dated **16.10.2007** and after consideration in 28thMeeting of EAC dated 29.03.2008, the EC was issued dated 22.05.2008. Copy of EC letter is attached as **Annexure 1**.
2. Then, we applied online for corrigendum application to SEIAA, Haryana dated 12.01.2017 and received an EDS dated 14.02.2017 stating that the EC earlier was issued by MOEF&CC and must contact the same for further correspondence.
3. The corrigendum application was then submitted online to EAC, MOEF&CC dated 20.03.2017 and following the same an EDS dated 03.02.2017 was received stating that the validity of EC has expired. After detailed explanation and submission of relevant documentation, the acceptance from EAC was received on 08.08.2017.
4. Our case then got considered in 21stmeeting of EAC held on 22.08.2017. As per the minutes, "**The committee highlighted that the construction of project has been**

completed over and above the sanctioned build-up area which amounts to violation of EIA Notification dated 14.09.2006.”

Hence the case was **reapplied to Violation Committee of MOEF&CC dated 11.09.2017**. Copy of MOM is attached as **Annexure 2**.

5. **In compliance of the Notification dated 14.03.2017, we applied for EC under violation category within stipulated time frame i.e within six months of window period of violation.**
6. The Ministry transferred back the case to SEIAA and after acceptance, the proposal was considered by SEAC in 169th Meeting dated 17.05.2018 for approval of ToR under violation category. After due deliberation and discussion, the committee unanimously **recommended for grant of TOR** along with following recommendations: Copy of the same is attached as **Annexure 3**.
 - The State Government/HSPCB 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.
 - Grant of Terms of Reference for undertaking EIA and preparation of Environment Management Plan (EMP). Copy of Terms of Reference is attached as **Annexure 4**.
 - 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 HSPCB prior to the grant EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority. The ToR was approved by SEIAA in its 115th Meeting and EIA/EMP Report was prepared including all the recommendations of the committee and approved ToR. The same was submitted along with requisite documents to SEIAA dated 12.06.2019.
7. Total built-up area of the project 1,13,507.996 sqm and the violation area is 33,361.244 sqm. Out of 33,361.244 sqm 15,172 sqm area is under non FAR area (basements). The violated built up area is 29.4 % of total built-up area. The total project cost was incurred till 31.03.2018 was 227.42 cr. (as the application was filed on 11.09.2017) and till present financial year is 229 Cr. (including land cost, Architect & legal fee, Construction and Civil work, Electrical & Sanitary work, Iron and Steel, Approval cost and other project expenses) Annex.- (Authenticated by Certified CA attached as **Annexure 13**) and applying the “Principle of Proportionality” the total cost incurred on the violation part comes out to be 67.32 cr. Total no. of DU’s in our project is (840 general and 148 EWS units). 728 general units and 137 EWS have been allotted. On pro data basis no. of DU’s under violation is 247 general DU’s and 43 EWS.
8. As per account book from 2014 to 2022, 30.15 Cr. Sale value for 91 units. Per unit average value is 33.14 lacs and total sale value under violation for 247 is 81.86 Cr. and Total sale value under violation for EWS units is 64.5 lacs as per unit for EWS is 1.5 Lacs.
9. The case was considered in 184th Meeting of SEAC dated 16.07.2019 and during the discussion, certain observations were raised and reply of the same was submitted. Then in 206th meeting of SEAC dated 26.11.2020 an extensive discussion regarding R&R and augmentation plan to be submitted for Rs.60 lac was held. Copy of of MOM of 206th Meeting and details of the project is attached as **Annexure 5**.
10. Based on the information furnished, the **SEAC recommended the proposal to SEIAA** for grant of EC under violation with following specific conditions:

- Total budgetary provision with respect to Remediation plan and Natural & Community Resource Augmentation plan is Rs. 60 lacs. Therefore, project proponent shall be required to submit a bank guarantee of an amount of Rs. 60 lacs towards Remediation plan and Natural and Community Resource Augmentation plan with the Haryana State Pollution Control Board prior to the grant of EC.
 - Remediation plan shall be completed in 5 years whereas bank guarantee shall be for 7 years. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority/SEIAA.
11. SEIAA in its 126th meeting held on 11.12.2020 decided to refer back this case to SEAC based on the observation that SEAC has not appraised/verified the damage Assessment Report. Copy of MOM is attached as **Annexure 6**.
12. The case was taken up in 210th meeting of SEAC held on 19.02.2021. The discussion was held on the assessment of Environment compensation/damage assessment plan which comes out Rs. 60 lacs **Complying to the same a letter dated 29.12.2020 written to Chairman HSPCB was submitted along with bank Guarantee of Rs. 60 lacs/- with a validity for 7 years i.e. 28.12.2027 and case was re-recommended to SEIAA for grant of EC under violation category.**
13. In 128th meeting of SEIAA held on 26.05.2021 and following queries were raised by SEIAA.
- ***The PP should recalculate the budget as per the guidelines of CPCB.***
 - ***Remediation & Augmentation plan should be sustainable, verifiable and apart from community based.***
- and deferred the case for next meeting. Copy of the MOM is attached as **Annexure 7**.
14. The case was then taken up in 129th meeting of SEIAA held on 14.10.2021 and based on the observation of SEIAA 128th meeting, authority decided to refer back the case to SEAC to further take cognizance of raised observations, and to find out that:
- Whether the case has been applied during the stipulated time period for applying the cases under the "Violation category" as per Violation Notification dated 14.03.2017 & 08.03.2018.***
- ***The proof of credible action taken under the EPA, 1986.***
- Copy of the MOM is attached as **Annexure-8**.
- In compliance to the same**, the reply of raised observations was submitted and SEAC in its 226th meeting held on 18.11.2021 discussed the reply submitted and **SEAC re-commended** to SEIAA for grant of EC under violation. Copy of MOM is attached as **Annexure 9**.
15. Again, the case was considered in 131st meeting of SEIAA, Haryana held on 02.12.2021 and the Authority deliberated on the reply submitted and recommendation of SEAC. The authority decided to defer the case till the legal opinion from Ld. LR, Haryana is received. Copy of MOM is attached as **Annexure 10**.
16. Again, the case was take-up in 137th Meeting of SEIAA on 24th to 26th March, 2022 and the SEIAA refer back the case to SEAC stating that ***"The case was taken up in the 137th meeting of SEIAA held on 25.03.2022 and the Authority after due deliberations decided to refer back case to SEAC for appraisal in the light of SoP vide F.No.22-21/2020-IA.III dated 07.07.2021 issued by MoEF& CC, Govt being a case of violation"***. Copy of MOM is attached as **Annexure 11**.

17. Again, the case was take-up in 147th SEIAA meeting dated 10.10.2022 after clarification from LR, MOM of SEIAA is as below:

“Accordingly, The Authority decided to refer back this case to SEAC with the directions that the Members of Appraisal Committee will follow the methodology and uniformity adopted in the matter of M/s G.P. Realtors Pvt. Ltd. (in the matter of O.A. No. 976 of 2019 titled as Gurinder Singh & Ors V/s Union of India & Ors.); while examining/appraising the violation cases within the purview and scope of Standard Operating Procedures (SOPs) dated 07.07.2021 issued by MOEF & CC, GOI. The Authority further directs the State Expert Appraisal Committee (SEAC) to hold a special meeting during this month to appraise all such pending cases, applied under the Violation Category within the purview and scope of Standard Operating Procedures (SOPs) dated 07.07.2021 & EIA Notification dated 14.09.2006.”

Copy of MOM is attached as **Annexure 12**.

Submission to the observation of SEIAA:

- A bank guarantee of 60 lacs towards “Remedial & Resource augmentation plan” has already been submitted to HSPCB as per recommended by SEAC on dated 30/12/2020. Never ever any objection has been received to this.
- Since, the case of M/S G.P. realtors, which was decided prior to the publishing of SoP issued by MoEF&CC dated 7th July 2021 to decide the cases under violation. The case of M/S G.P. realtors even pertains to a violation under the **“Wild-life Act”** and the present case pertains to not seeking the prior “Environment Clearance”, therefore the penalty clause or the method applied to calculate **penalty in case of M/S G.P.Realtors cannot be applied to the present case.**

Our Prayer:

- A bank guarantee of 60 lacs having No. 08460100000448 dtd.28/12/2020 towards “Remedial & Resource augmentation plan” has already been submitted to HSPCB as per recommended by SEAC on 30/12/2020.
- Our case has been recommended by SEAC on 26.11.2020 much before the publishing of SOP dtd. 7th July 2021, we are of the opinion & request that penalty should not be applied on us.

The PP submitted that the case of M/s G. P. Realtors was decided prior to the publishing of SoP issued by MoEF&CC dated 7th July 2021 to decide the cases under violation. The case of M/s G. P. realtors even pertains to a violation under the **“Wild-life Act”**, however, the present case pertains to not seeking the prior “Environment Clearance”, therefore the penalty clause or the method applied to calculate **penalty in case of M/S G. P. Realtors cannot be applied to the present case.**

It is further submitted by PP that in this case the final remediation budget has already been decided by SEIAA in the month of October 2020 much before the SoP dated 07.07.2021 issued by MoEF&CC and EC has also been approved in principle subject to submission of Bank Guarantee of Rs.38.70 Lakh which has also been deposited with HSPCB on dated 26.02.2021. A bank guarantee of 60 lacs towards “Remedial & Resource augmentation plan” has already been submitted to HSPCB as per recommended by SEAC on dated 30/12/2020 and no objection has been received by the PP from concerned quarter.

The Committee held a detailed discussion on the submission and documents submitted by the PP. After due deliberation, it was decided that since bank guarantee has already been deposited

by PP in this case but penalty as per the SoP dated 07.07.2021 should be added as per following calculations:

1. Project cost of the violation part as per affidavit submitted by PP referred above is Rs.67.32 cr. Therefore, 1% additional penalty as per SoP dated 07.07.2021 i. e. Rs.67.32 lacs is liable.
2. Revenue earned/accrued of the violation part Rs.81.86 Cr. (as per Affidavit submitted by PP referred above. Therefore, additional penalty @0.25% as per SoP dated 07.07.2021 i.e. Rs.20.465 lacs is liable.
3. Total additional penalty to be deposited by the PP: Rs.87.785 lakhs in addition to the bank guarantee already deposited.

Therefore, committee further decided that the case be sent to SEIAA with the recommendation that additional penalty of Rs.87.785 lakhs as per SoP dated 07.07.2021 as calculated above be deposited in addition to bank guarantee of Rs.60 lakhs already deposited by the PP, for further consideration to grant EC under violation category.

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

Project Proponent : Not Present
Consultant : Not Present

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

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

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

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

Case taken up in 243rd and 245th Meeting of SEAC. However, case was deferred as Certified Compliance Report was not submitted in this case.

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

Further, the case was again taken up in 260th meeting of SEAC held on 07.02.2023, but PP requested to defer their case due to some unavoidable circumstances. The Committee acceded with the request of PP and deferred the case for next meeting.

260.15 EC under violation for Proposed Residential Plotted Colony over land measuring of 29.928 Acres at Sector-84 & 85 Gurugram, Haryana by M/s SS Group Pvt. Ltd

Project Proponent : Sh.Ajeet Sharma
Consultant : Vardan EnviroNet

The Project Proponent submitted the case to SEIAA vide online Proposal SIA/HR/INFRA2/408328/2022 dated 09.12.2022 for obtaining Environmental Clearance under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee vide DD No.735851 dated 13.07.2022 of Rs.2,00,000/-.

The case was taken up in 258th meeting held on 04.01.2023. The PP and consultant appeared before the committee and presented the case. During presentation, the committee raised the following observations:

1. The PP shall submit detail of credible action taken by the competent authority.
2. The PP shall submit CCR
3. The PP shall submit green plan and RWH details with time schedule
4. The PP shall submit detailed CA Certificate for audited total cost of the project and upto date audited cost of the project.
5. The PP shall submit detail of revenue generated from the project and certificate to this effect.
6. The PP shall submit overall layout plan with longitude and latitude.
7. The PP shall submit detail of revenue rasta
8. The PP shall submit multiple photographs of the project site with longitude and latitude
9. The PP shall submit details of species of plant which are proposed to be planted on site.
10. The PP shall install hybrid DG set
11. The PP shall submit google images of the site for the year 2013.
12. The PP shall submit test report of potable water
13. The PP shall develop Miyawaki Forest
14. The PP shall enhance solar power
15. The PP shall submit scientific tangible damage assessment methodology regarding land, air, noise, water, soil, ecology, and solid waste management detail in documentary form.
16. The PP shall submit tangible cost of the project prescribed in SoP dated 07.07.2021.
17. The PP shall submit green plan status, time schedule of remaining plantation, available tree detail as per MoEF&CC guidelines

The PP was asked to submit reply of above mentioned observations within 15 days and the case was deferred for next meeting.

The case was taken up in 260th meeting held on 08.02.2023. The PP presented the case before the committee and submitted the reply of above mentioned observations vide letter dated 10.01.2023, however, after discussion it was observed that some more points are to be cleared. Therefore, the committee decided to convey followings observations to the PP:

1. The PP shall submit tangible, scientific and realistic damage assessment methodology regarding land, air, noise, water, soil, ecology, and solid waste management detail in documentary form as per SoP dated 07.07.2021.
2. The PP shall submit revised green plan, time schedule of remaining plantation, and available tree detail as per MoEF&CC guidelines with list of native species to be planted.
3. The PP shall submit CA certificate total cost including land cost of the project.

The PP shall submit the reply of above mentioned observations within 15 days. Thereafter, the case shall be taken up in next meeting as and when the reply submitted by PP.

260.16 EC for Capacity Expansion Mining of Stone along with Associated Minor Minerals mine for total production enhancement from 5.6 MTPA to 9 MTPA at Khasra No 216, over area of 29.50 ha Located at Kalyana 2 Village Kalyana, Tehsil & District Charkhi Dadri, Haryana proposed by M/s SBIPL Projects Limited

Project Proponent : Not Present
Consultant : Vardan EnviroNet

The Project Proponent submitted the cases to SEIAA vide online Proposal SIA/HR/MIN/406448/2022 dated 15.11.2022 for obtaining Environmental Clearance under category 1(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee vide DD No. 751532 dated 15.11.2022 of amount Rs.1,50,000/-.

The case was taken up in 256th meeting held on 30.11.2022. During presentation, it was submitted by PP that previous EC was granted on 23.05.2017. The ToR was auto generated on 23.06.2021 in this case. It is further submitted by PP that the project relates to District Charkhi Dadri but District Survey Report has still not been finalized, however, mining plan has been approved. It was also submitted by PP that Certified Compliance Report with regard to the project also not available.

After due deliberation, the committee decided to defer the case and directed PP to submit finalized District Survey Report as well as Certified Compliance Report of the project within 15 days.

Thereafter, the case was taken up in 259th meeting held on 19.01.2023. The PP presented the case before the committee. Dr.Madhvi Gupta, Mining Engineer and Shri Rajender Parshad, Assistant Mining Engineer attended the meeting on behalf of Director General, Mining Department, Haryana and they were also of the view alongwith the members of the committee that DSR prepared and approved by the Deputy Commissioner, Charkhi Dadri should be published in public domain for 30 days to invite observations from the public, if any, and thereafter, duly approved DSR must be sent to Director Mines and Geology Department, Haryana for further necessary action.

The committee deferred the case and now shall be taken up as and when DSR and Certified Compliance Report are received.

The case was taken up in 260th meeting held on 08.02.2023. The PP alongwith consultant appeared before the committee for presentation of their case. However, deferment requested by PP and the Committee acceded with the request of PP and deferred the case for next meeting.

260.17 EC for Revision & Expansion of Commercial Plotted Colony at Village Bhatola, Faridabad, Haryana by M/s Omaxe World Street Private Limited

Project Proponent : Not Present
Consultant : Not Present

The Project Proponent submitted the case to the SEIAA vide online Proposal No.SIA/HR/MIS/72460/2022 dated 21.02.2022 as per check list approved by the SEIAA/SEAC for obtaining EC under category 8(a) of EIA Notification dated 14.09.2006.

The case was considered in 237th meeting of SEAC held on 13.04.2022 but the PP requested in writing vide letter dated 13.04.2022 for the deferment of the case and to consider the case in the next meeting which was considered and acceded by the SEAC. The committee conveyed that certified compliance report shall be submitted before the case is taken up in SEAC meeting.

The case taken up in 242nd Meeting of SEAC. PP still did not furnish Certified Compliance Report. A request has been made through Consultant to defer the case.

The Committee discussed the case at length and acceded with the request. The case is deferred and be taken up in next meeting.

Thereafter, the case was taken up in 245th meeting held on 26.07.2022. The consultant appeared before the committee and requested to defer the case as the CCR of the project could not be obtained till date. The committee acceded with the request of PP and deferred the case.

The case was taken up in 250th meeting of SEAC, Haryana but the case was deferred on request of PP.

Thereafter, the case was taken up in 260th meeting held on 08.02.2023. However, the PP requested vide letter dated 06.02.2023 to defer the case as they could not attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred the case.

260.18 EC for Mining of sand minor mineral from the riverbed of Yamuna River with 36,00,000 MTPA production capacity over an area of 94.09 Hectare located at Village Dadsiya, Tehsil & District Faridabad, Haryana by M/s Dev & Div Solutions Pvt. Ltd.

Project Proponent : Not Present
Consultant : Vardan EnviroNet

The EIA/EMP report was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIN/77692/2021 dated 03.06.2022 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 1(a) of EIA Notification 14.09.2006. The PP has submitted Scrutiny Fee amounting to Rs.1,50,000/- vide DD No.740654 dated 10.11.2021 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

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

The recommendations of SEAC were considered in the 144th meeting of SEIAA held on 09.08.2022 and after due deliberation, the Authority decided to refer back this case to SEAC with following observations for examination.

1. SEAC to provide its comments on the mining plan and replenishment study, duly approved and accepted by the Mines and Geology Department, Haryana, submitted by the project proponent.
2. SEAC may ensure that the Wildlife Conservation Plan submitted by PP is in order, including the cost norm requirements, the details of works and timelines for implementation of the same and give its recommendations / opinion on the same, for further consideration of the authority.
3. The project cost should be certified by a competent/ qualified CA for consideration of cost norms in all such cases and SEAC may take the same into consideration while appraising the cases.

The PP submitted the reply of the above mentioned observations. Thereafter, the case was taken up in 247th meeting. However, PP sent a mail with a request to defer the case. The Committee acceded with the request of PP and deferred the case.

Thereafter, the case was taken up in 259th meeting held on 19.01.2023. The PP presented the case before the committee. Dr.Madhvi Gupta, Mining Engineer and Shri Rajender Parshad, Assistant Mining Engineer attended the meeting on behalf of Director General, Mining & Geology Department, Haryana and explained that DSR is at final stage of approval of Deputy Commissioner, Faridabad and shall be get approved in a week or so. The Committee advised to PP to get the DSR duly approved from the committee headed by the Deputy Commissioner, Faridabad. Thereafter, duly approved DSR must be sent to Director Mines and Geology Department, Haryana for further necessary action.

The committee deferred the case with the unanimous decision that it shall be taken up as and when DSR duly approved by the competent authority is received.

Thereafter, the case was taken up in 260th meeting held on 08.02.2023. However PP requested vide letter dated 07.02.2023 to defer the case as they could not attend the meeting due to unavoidable circumstance. The committee acceded with the request of PP and deferred the case.

260.19 EC for Mining of sand minor mineral from the riverbed of Yamuna River with 24,00,000 MTPA production capacity over an area of 66.32 Hectare located at Village Makhanpur, Tehsil & District- Faridabad, and State- Haryana by M/s Dev & Div Solutions Pvt. Ltd.

Project Proponent : Not Present
Consultant : Vardan EnviroNet

The EMP/EIA report was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIN/68081/2021 dated 10.06.2022 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 1(a) of EIA Notification 14.09.2006. The PP has submitted Scrutiny Fee amounting to Rs.1,50,000/- vide DD No. 740654 dated 10.11.2021 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

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

The recommendations of SEAC were considered in the 144th meeting of SEIAA held on 09.08.2022 and after due deliberation, the Authority decided to refer back this case to SEAC with following observations for examination.

1. SEAC to provide its comments on the mining plan and replenishment study, duly approved and accepted by the Mines and Geology Department, Haryana, submitted by the project proponent.
2. SEAC may ensure that the Wildlife Conservation Plan submitted by PP is in order, including the cost norm requirements, the details of works and timelines for implementation of the same and give its recommendations / opinion on the same, for further consideration of the authority.

The project cost should be certified by a competent/ qualified CA for consideration of cost norms in all such cases and SEAC may take the same into consideration while appraising the cases.

The PP submitted the reply of the above mentioned observations. Thereafter, the case was taken up in 247th meeting. However, PP sent a mail with a request to defer the case. The Committee acceded with the request of PP and deferred the case.

Thereafter, the case was taken up in 259th meeting held on 19.01.2023. The PP presented the case before the committee. Dr.Madhvi Gupta, Mining Engineer and Shri Rajender Parshad, Assistant Mining Engineer attended the meeting on behalf of Director General, Mining & Geology Department, Haryana and explained that DSR is at final stage of approval of Deputy Commissioner, Faridabad and shall be get approved in a week or so. The Committee advised to PP to get the DSR duly approved from the committee headed by the Deputy Commissioner, Faridabad. Thereafter, duly approved DSR must be sent to Director Mines and Geology Department, Haryana for further necessary action.

The committee deferred the case with the unanimous decision that it shall be taken up as and when DSR duly approved by the competent authority is received.

Thereafter, the case was taken up in 260th meeting held on 08.02.2023. However PP requested vide letter dated 07.02.2023 to defer the case as they could not attend the meeting due to unavoidable circumstance. The committee acceded with the request of PP and deferred the case.

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

Project Proponent : Not Present
Consultant : Vardan EnviroNet

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/MIN/236359/2021 dated 04.10.2021 as per checklist approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 1(a) of EIA Notification 14.09.2006. PP submitted the scrutiny fee amounting to Rs.1,50,000/- vide DD No. 003409 dated 27.10.2021.

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

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

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

The PP presented the case before the committee and submitted a self-contained note as follows:-

- *M/s Mubarikpur Royalty Company, have been granted the Letter of Intent (LOI) by the Director General, Mines and Geology department, Haryana vide letter no DMG/HY/Cont./B. Garh South Block/YNR B2/2015/3913 on dated 19.06.2015 for the mineral Boulder gravel and sand.*
- *The previous Mining plan for the mineral Boulder Gravel and Sand has been approved by the Department of Mines and Geology, Haryana vide letter no DMG/HY/MP/Bailgarh south block /YNR B-2/2015-16/1261 on dated 23.06.2016.*
- *Environment Clearance for the project has been granted by SEIAA Haryana vide letter no SEIAA/HR/2016/475 Dated 27.06.2016 only for the five years.*
- *Mining Scheme for boulder, gravel and sand has been approved by DMG Haryana vide letter no. DMG/HY/MP/Bailgarh South Block / YNR B-2/2021/3995 dated 12.10.2021 after that the EC Validity extension application has been submitted on online portal on 02.11.2021.*
- *The case was considered in 233rd meeting of SEAC held on 17.01.2022 and recommends the case to SEIAA. The recommendation of SEAC was taken up in the 135th meeting of SEIAA held on 25.01.2022 and referred back to SEAC with few observations.*
- *After that the case was taken up in 241 SEAC meeting on dated 25.04.2022, Meanwhile the NGT has published the order against the Mine vide application No. 150/2021(I.A. No. 131/2021) dated 12.07.2021.*
- *As per the direction of the NGT the site visit of the M/s Mubarikpur Royalty Company has been done on 24.03.2022 and report of the members is awaited.*

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

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

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

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

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

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

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

The case taken up in 251st meeting of SEAC, Haryana held on 11.10.2022. The case was taken up in 251st meeting of SEAC, Haryana held on 10.10.2022. The consultant requested vide letter dated 10.10.2022 to defer the case due to some unavoidable circumstances. The committee acceded with the request of consultant and deferred the case.

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

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

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

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

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

Project Proponent : Not Present
Consultant : Vardan EnviroNet

The Project was submitted to the SEIAA vide online Proposal No.SIA/HR/MIN/237062/2021 dated 23.11.2021 for obtaining Environmental Clearance under Category 1(a)of EIANotification14.09.2006. PP submitted the scrutiny fee amounting to Rs.1,50,000/- vide DD No.017420 dated 26.10.2021.

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

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

The PP presented the case before the committee. The documents were placed before the committee and committee deliberated that the request of PP received regarding non-requirement of compliance report is deliberated by the committee. The self-contained note in the form of Affidavit is also placed before the committee as following:-

- M/s Development Strategies India Pvt. Ltd., have been granted the Letter of Intent (LOI) by the Director General, Mines and Geology department, Haryana vide letter no DMG/HY/Cont./Pobari/YNR B-11/2015/3924 dated 19.6.2015 for the mineral Boulder Graven and sand.
- The previous Mining plan for the mineral Boulder Gravel and sand has been approved by the Department of Mines and Geology, Haryana vide letter no DMG/HY/MP/YNR B-11 /2015/1522 to 1525 dated 09.03.2016.
- Environment Clearance for the project has been granted by SEIAA Haryana vide letter no SEIAA/HR/2016/495 Dated 27.06.2016.
- Mining Scheme for boulder, gravel and sand has been approved by DMG Haryana vide letter no. DMG/HY/MP/ Pobari Block (B-11) / 2021/4012 dated 12.10.2021.
- EC Validity extension application has been submitted on online portal on 02.11.2021. The case was considered in 229th&233rdmeetings of SEAC held on 17.12.2021 & 17.01.2022 and recommend the case to SEIAA, during the SEIAA meeting the case was referred back to SEAC with few observations.
- After that the case was taken up in 241 SEAC meeting on dated 25.04.2022, Meanwhile the NGT has published the order against the Mine vide application No.150/2021(I.A. No. 131/2021) dated 12.07.2021.
- As per the direction of the NGT the site visit of the M/s Development Strategies India Pvt. Ltd has been done on 24.03.2022 and report of the members is awaited.

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

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

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

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

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

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

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

The case taken up in 251st meeting of SEAC, Haryana held on 11.10.2022. The case was taken up in 251st meeting of SEAC, Haryana held on 10.10.2022. The consultant requested vide letter dated 10.10.2022 to defer the case due to some unavoidable circumstances. The committee acceded with the request of consultant and deferred the case.

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

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

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

A detailed discussion was held by the committee on the submissions made by Shri Sanjay Simberwal, Mining Engineer and also perused the documents submitted by him. Keeping in view the

facts and circumstances, the committee unanimously decided to send the case to SEIAA for delisting/rejecting the application of the PP for granting Environment Clearance.

260.22 EC under violation notification dated 14.03.2017 for Warehouse Project located at Village Binola, Gurgaon, Haryana by M/s India Land and Space Logistics Pvt. Ltd

Project Proponent : Sh. Sadanand Srivastava
Consultant : Aplinka Solutions and Technologies Pvt. Ltd.

BACKGROUND

- This is a Category B, Item 8(a) Building & Construction project
- Type of project- EC under violation notification dated 14.03.2017 for Warehouse Project
- The re
- Requisite fee is deposited vide DD No.524780 dated 30.11.2021 Amount 2,00,000/-
- ToR granted under violation category on 07.08.2018
- PP applied EC under violation category and submitted EIA on 27.08.2020
- The case was taken up 206th and 212th meeting of SEAC and committee decided to defer this case
- The case was taken up 216th meeting of SEAC and recommend this case to SEIAA for granting of EC
- The case was taken up 129th meeting of SEIAA and decided to refer back this case to SEAC with the direction to look into the proof to credible action taken as per EPA, 1986 and whether the proponent applied during the window period as per violation Notification dated 14.03.2017 & 08.03.2018.
- The case was taken up 225th meeting of SEAC and again recommend the case to SEIAA
- The case was taken up 131st meeting of SEIAA and decided to Defer this case till the legal opinion from LR Haryana.
- The case was taken up 137th meeting of SEIAA held on 24.03.2022 and decided to refer back this case to SEAC with an advice to relook into this aspect and recalculate amount strictly with reference to guidelines provided in SOP vide F. No.22-21/2020-IA.III dated 07.07.2021 issued by MoEF&CC , Gol being case of violation.
- The case was taken up 241st meeting of SEAC and committee asked to PP to submit the self contained note along with penalty to be deposited as per SOP 07.07.2021. Thereafter, PP submitted self contained note and recommend the case to SEIAA.
- The case was taken up 141st meeting of SEIAA held on 26.05.2022 and authority decided to call a report from concerned RO, HSPCB to verify the latest construction status and the case was deferred.
- The case was taken up 143rd meeting of SEIAA held on 14.07.2022 and authority decided to refer the case to LR Haryana for seeking legal opinion an guidance as to whether the SOP guidelines dated 07.07.2021, issued by the MoEF & CC, Government of India, shall apply on the proposals, applied for grant of EC under the violation window, prior to the issue of the said SOPs". (Meaning thereby, whether violation cases, pending prior to 07.07.2021 will attract SOPs dated 07.07.2021 or not).

This was being initiated to obtain more clarity and to further ensure compliance of certain observations made by Hon'ble Supreme Court (Civil Appeal Nos. 7576, 7577 of 2021) vide Order dated 09.12.2021, in the Case of Electro Steels Limited versus Union of India and others.

The matter was again taken up in 147th Meeting of SEIAA, Haryana held on 10.10.2022 and the Authority held detailed discussions/deliberations on the legal opinion dated 04.10.2022 received from Learned Legal Remembrancer, Haryana through AD, (Environment & Climate Change Department, Haryana).

Accordingly, The Authority referred back this case to SEAC with the directions that the Members of Appraisal Committee will follow the methodology and uniformity adopted in the matter of M/s G.P. Realtors Pvt. Ltd. (in the matter of O.A. No. 976 of 2019 titled as Gurinder Singh & Ors V/s Union of India & Ors.); while examining/appraising the violation cases within the purview and scope of Standard Operating Procedures (SOPs) dated 07.07.2021 issued by MOEF & CC, GOI.

The case was taken up in 254th meeting held on 31.10.2022 however PP requested vide letter dated 29.10.2022 to defer the case. The committee acceded with the request of PP and deferred the case.

The case was taken up in 258th meeting held on 04.01.2023. However, PP requested vide letter dated 03.01.2023 to defer the case as they could not attend the presentation due to some unavoidable circumstances. The committee acceded with the request of PP and deferred the case.

The case was taken up in 260th meeting held on 08.02.2023.

During presentation, the PP submitted an affidavit mentioning therein as under:

1. That, the net plot area of warehouse project is 32,412.52 sqm and built up area is 28,666.79 sqm.
2. That, the warehouse project consisting of 5 blocks of warehouse named Block A, A1, A2, B and C.
3. No HT line and revenue rasta are passing through the site.
4. That, one Sewage Treatment Plant of Capacity 75KLD, 4 Rain water Harvesting pits are already constructed.
5. That, the chronological events of the said project are as mentioned below:
 - 5.1. Change in Land Use (CLU) Certificate from DTCP, Haryana with Memo no. G-1961-JE(S)-2011/6523 was received on 05.09.2011 and Renewal of CLU Certificate was obtained on 11.10.2013. **Copy Enclosed**
 - 5.2. Building Plans were sanctioned from DTCP, Haryana on 13.01.2012. **Copy Enclosed**
 - 5.3. Construction work of Project has been completed prior to Environmental Clearance, due to unawareness of EIA Notification, 2006.
 - 5.4. Forest NOC of the project is obtained date 16.12.2014 and Aravali NOC dated 07.01.2015. **Copy Enclosed**
 - 5.5. As per Office Memorandum of MoEF dated 12.12.2012 and 27.06.2013, first time case was applied to SEIAA Haryana on 19.01.2015 for grant of Environment Clearance **suo moto** admitting the violation against the EIA Notification. **Copy Enclosed**
 - 5.6. The case could not be taken up in the SEAC as the term of SEIAA/SEAC was elapsed on 21.03.2015. Therefore, the case was transferred to Ministry of Environment and Forest, Government of India in the month of March, 2015.
 - 5.7. This case could not be taken up by the MoEF&CC and was again transferred to SEIAA Haryana on 31.08.2015 after the reconstitution of Haryana SEIAA and SEAC on 21.08.2015.
 - 5.8. Office memorandum of MoEF&CC dated 12.12.2012 was quashed on 07.07.2015 by the NGT order **Copy Enclosed**
 - 5.9. The project was included in the 120th SEAC meeting dated 06.11.2015 where unanimous decision was taken to refer to SEIAA Haryana, for initiating further necessary legal action. **Copy Enclosed**

- 5.10. Project was considered in 85th SEIAA meeting dated 09.12.2015 and in light of NGT Order, SEIAA decided to request to the Principal Secretary Environment for initiating the credible action on the violation and asked for the clarification/advice of MoEF&CC, GoI regarding operation of MoEF&CC, GoI OM No. J-11013/41/2006 IA.II (1) dated 12-12-2012. **Copy Enclosed**
- 5.11. SEIAA, Haryana sent a communication letter to Department of Environment, Haryana to initiate credible action & asked the evidence of the credible action vide letter no. SEIAA/HR/15/632 on 28.12.2015. **Copy Enclosed**
- 5.12. Under the amendment to EIA Notification dated 14.3.2017 for violation project, MoEF&CC issued another gazette notification; MoEF&CC, Govt. of India came via S.O. 3999(E) and accordingly project was submitted on 23.08.2017 at the Central level in EAC. **Copy Enclosed**
- 5.13. In the meantime, as per the Office memorandum of S.O. 1030(E) Dated 8th March 2018 and F No. Z-11013/22/2017-IA.II(M) dated 15.3.2018 and Public Notice of Haryana SEIAA dated 27.03.2018 which instructed to submit in the respective SEIAA within a specific period. **Copy Enclosed**
- 5.14. In consideration of above mentioned Notification and office memorandum the project was submitted to SEIAA Haryana on 12.04.2018 **Copy Enclosed**
- 5.15. The total project cost is 39.82 crores including the land cost, development cost and other contingencies; certified by CA. **Copy Enclosed**
- 5.16. Case was considered in 170th SEAC Meeting on 06.06.2018. **Copy Enclosed**
SEAC has recommended the following;
- a. SPCB to take action against the project proponent under the provisions of section 19 of Environment (Protection) Act, 1986 and to not issue CTO or Occupancy Certificate till grant of EC.
 - b. Grant of ToR for preparation EIA and EMP.
 - c. PP to submit the bank guarantee equivalent to amount of remediation plan and natural and community resource augmentation plan with SPCB prior to grant EC. The amount to be recommended by SEAC and finalized by regulatory authority. It is further intimated that bank guarantee will be released on implementation of EMP, followed by recommendations of SEAC and approval of regulatory authority.
- 5.17. Project was then considered in 115th SEIAA meeting on 25.07.2018. SEIAA agreed to issue the Term of reference and incorporated additional ToR points. **Copy Enclosed**
- 5.18. ***Term of Reference letter was granted to the project by SEIAA Haryana with vide Memo no. SEIAA/HR/2018/804 Dated 07.08.2018. Copy Enclosed***
- 5.19. Further, SEIAA, Haryana sent a communication letter to Department of Environment, Haryana to initiate credible action & asked the evidence of the credible action vide letter no. SEIAA/HR/2018/962 dated 09.08.2018. **Copy Enclosed**
- 5.20. In reply to the same Regional Office HSPCB Gurgaon vide letter dated HSPCB/GRS/2019/629 dated 28.05.2019 communicated that the Prosecution case was filed in Special Environment Court Faridabad. Case number is 33/2019. Last hearing was done on 16.01.2023 and next hearing is scheduled on 20.03.2023. No other court case is going on/ pending for this warehouse project by M/s India Land and Space Logistics Pvt. Ltd. **Copy Enclosed**
- 5.21. EIA report for Environmental Clearance was submitted on 17.03.2020. **Copy Enclosed** Proposed cost of the assessed damage was taken as 20.25 Lakhs including the DAP, NCRAP and CRAP.
- 5.22. Thereafter, the case was taken up in 206th meeting of SEAC Haryana held on 7.11.2020. The case was deferred on request of PP. **Copy Enclosed**
- 5.23. The case was taken up in 212th meeting of SEAC, Haryana dated 25.03.2021 and some observations were raised. Reply of the same was submitted on 11.06.2021. **Copy Enclosed**
- 5.24. The case was then taken up in 216th meeting of SEAC, Haryana dated 30.06.2021 wherein the project summary along with the area constructed till date was elaborated. SEAC suggested increasing the cost of damage assessed;

- budget of 40 Lakhs was proposed at first in the reply and afterwards the cost was submitted as 58.36 Lakhs. **SEAC recommended the case with the cost of damage assessed as 58.36 Lakhs including the DAP, NRAP and CRAP as submitted in the last reply. Copy Enclosed**
- 5.25. The case was then taken up in SEIAA 129th meeting dated 09.10.2021 and refer back the case to SEAC to recalculate the budget for Remedial & Augmentation Plan, clarity of green belt and asked to increase no. of RWH pit. **Copy Enclosed**
- 5.26. Reply with respect to the observations made by SEIAA in 129th meeting was submitted on 12.10.2021 which indicated the clarification of the budget for DAP, NRAP and CRAP amounting Rs. 58,36,000, green belt development and no. of RWH pits was increased from 4 to 9.
- 5.27. The permission from Haryana Water Resource Authority has already been obtained vide letter no HWRA/NOC/INF/N/2021/19 dated 08.11.2021. **Copy Enclosed**
- 5.28. The reply was considered in 225th meeting of SEAC, Haryana dated 10.11.2021 and was recommended to SEIAA for grant of EC. As per the notification No. DE & CCH/3060, Haryana Government, Environment & Climate Change Department dated 14.10.2021 the scrutiny fee amounting to Rs. 2,00,000/- vide DD No. 524780 dated 30.11.2021 was submitted. **Copy Enclosed**
- 5.29. SEIAA in their 131st meeting dated 02.12.2021 deliberated on reply and decided to defer this case till the legal opinion from Ld. LR, Haryana is received. **Copy Enclosed**
- 5.30. Case was again included in 137th meeting of SEIAA dated 25.03.2022 and it was decided to refer back the case to SEAC for appraisal in the light of SoP vide F.No.22-21/2020-IA.III dated 07.07.2021 issued by MoEF & CC, GoI being a case of violation. **Copy Enclosed**
- 5.31. The case was then taken up in 241st meeting of SEAC, Haryana dated 26.04.2022. The committee asked to submit a self-contained note along with penalty to be deposited as per SOP 07.07.2021. M/s India Land and Space Logistics Pvt. Ltd. submitted the self-content note and agreed to **pay the extra requisite penalty 0.5% of the total project cost (39.82 crores) that is 19.9 Lakhs abiding with the penalty provisions of MoEF&CC OM (F.No. 22-21/2020-IA.III) dated 07.07.2021 (since violation of project was declared suo-moto in 2015). Copy Enclosed**
- 5.32. Total damage was assessed for an amount of **78.26 Lakhs(58,36,000 for Remediation Management Plan, Community & Natural Resources Augmentation Plan) and 19.9 Lakhs abiding with the penalty provisions of MoEF&CC OM. The reply was recommended by SEAC.**
- 5.33. Case was then taken up in SEIAA 141st meeting dated 26.05.2022; the Authority asked for a report from concerned RO, HSPCB to verify the latest construction status w.r.t construction status till the period of violation window. The case was deferred till the report is submitted. **Copy Enclosed**
- 5.34. Visit from Regional Office of HSPCB in this regard was conducted on 15.07.2022.
- 5.35. The case was then taken up in 143rd meeting of SEIAA dated 14.07.2022, case was again referred to Learned L.R., Haryana for seeking legal opinion and guidance as to whether the SOP guidelines dated 07.07.2021 issued by the MoEF&CC, GoI, shall apply on the proposals, applied for grant of EC under violation window, prior to the issue of the said SOPs. **Copy Enclosed**
- 5.36. The matter was again taken up in 147th Meeting of SEIAA, Haryana held on 10.10.2022. The Authority decided to refer back this case to SEAC with the directions for the Members of Appraisal Committee to follow the methodology and uniformity adopted in the matter of M/s G.P. Realtors Pvt. Ltd. (in the matter of O.A. No. 976 of 2019 titled as Gurinder Singh & Ors V/s Union of India & Ors.); while examining/appraising the violation cases within the purview and scope of Standard Operating Procedures (SOPs) dated 07.07.2021 issued by MOEF & CC, GOI. **Copy Enclosed**

- 5.37. The project was included in 254th meeting of SEAC dated 31.10.2022 and 258th meeting of SEAC dated 04.01.2023, however the same was requested to be deferred due to some unavoidable circumstances by the project proponent. **Copy Enclosed**

Clarification Referring to the Point no 5.36 (above):

The said proposal is different from the case of project M/s G.P. Realtors Pvt. Ltd. as M/s G.P. Realtors Pvt. Ltd. was an individual legal case decided by NGT for not obtaining the permission/clearance from National Board of Wild Life issue.

There is no National Park or Wild life Sanctuary falling under the 10km radius from the project site. Thus our project does not come within purview of the order passed by NGT to M/s G.P. Realtors Pvt. Ltd.

6. That, during the discussion in 260th SEAC meeting dated 08.02.2023, committee deliberated upon the report received from RO, HSPCB which comments that the project is operational at present. In view of the same, SEAC has reviewed that in the present case of M/s India Land and Space Logistics Pvt. Ltd. Is liable to pay additional penalty as per the provisions of MoEF&CC OM dated 7th July 2021, to be calculated as 0.25% of the project turnover from the date of operation.

Prayer:

In view of the stated facts and notifications/OMs of Ministry of Environment Forests and Climate Change, we are hereby accept the recommended DAP, CRAP and NRAP cost in the form of Bank Guarantee and Penalty in to State Pollution Control Board as per the OM for SOP for dealing with violation cases, issued by MoEF&CC vide date 07.07.2021 and its further clarification dated 28.07.2022. The Turnover cost from the date of operational Financial Year i.e. since 2016-17 till date as certified by CA is 32.14 Cr. **Copy Enclosed**

The Recommended Damage Assessment Cost and violation penalty by committee are as below:

PARTICULARS	COST in (Rupees)	REMARKS	Timeline for Expenditure
Remediation Cost against the Damages Calculated (to be given in the form of Bank Guarantee to HSPCB)	31.81 Lacs	Recommended by 216 th meeting of SEAC, Haryana dated 30.06.2021 (Refer to point 5.24)	3 years
Community Resources Augmentation Plan (to be given in the form of Bank Guarantee to HSPCB)	11.05 Lacs	Recommended by 216 th meeting of SEAC, Haryana dated 30.06.2021 (Refer to point 5.24)	3 years
Natural Resources Augmentation Plan (to be given in the form of Bank Guarantee to HSPCB)	15.50 Lacs	Recommended by 216 th meeting of SEAC, Haryana dated 30.06.2021 (Refer to point 5.24)	3 years
Penalty- 0.5% of project cost incurred upto date of filing of application(violation was declared Suo moto) (to be submitted to HSPCB)	19.91 Lakhs	Recommended in 241 st meeting of SEAC, Haryana dated 26.04.2022. (Refer to point 5.31, 5.32) -abiding with the penalty provisions of MoEF&CC OM (F.No. 22-21/2020-IA.III) dated 07.07.2021 and OM	As per OM dated 28.07.2022, to be submitted to HSPCB

		dated 28.07.2022	
Penalty- 0.25% of the project turnover during the period of violation (violation was declared Suo moto) (to be submitted to HSPCB)	8.0361 Lakhs	Additional cost suggested by SEAC, Haryana in 260 th meeting dated 08.02.2023 <i>(Refer to point 6)</i> -abiding with the penalty provisions of MoEF&CC OM (F.No. 22-21/2020-IA.III) dated 07.07.2021 and OM dated 28.07.2022	As per OM dated 28.07.2022, to be submitted to HSPCB
TOTAL BUDGET	86.306 Lakhs		

It is further submitted by PP that the violation had occurred due to not having knowledge about the EIA Notification 2006 and applied for EC (under violation) as and when it came to their knowledge.

The committee had a detailed discussion on the documents as well as information submitted by the PP during the meeting and unanimously decided to send the case to SEIAA for granting Environment Clearance (under violation) to the project as recommended vide SEAC MoMs of 216th, 225th and 241st meeting alongwith following additional stipulations as mentioned below in table:

Penalty- 0.25% of the project turnover during the period of violation (violation was declared Suo-moto) (to be submitted to HSPCB)	8.0361 Lakhs	Additional cost suggested by SEAC, Haryana in 260 th meeting dated 08.02.2023 <i>(Refer to point 6)</i> -abiding with the penalty provisions of MoEF&CC OM (F.No. 22-21/2020-IA.III) dated 07.07.2021 and OM dated 28.07.2022	As per OM dated 28.07.2022, to be submitted to HSPCB
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260.23 EC for Commercial Complex “JMD The Regent” at village Nangli Umarpur, Sector-62, Gurugram, Haryana by M/s JMD Limited
Project Proponent : Not Present
Consultant : Not Present

The application was submitted on 13.02.2015 and the case was considered by SEAC in its 129th meeting held on 15.03.2016 wherein it was observed that PP has already started construction work which amounts to violation of EIA Notification and sent back to SEIAA for taking legal Action.

The file was transferred to MoEF&CC, GoI in compliance of MoEF& CC, GoI Notification dated 14.03.2017. The Ministry of Environment Forest & Climate Change returned back all the cases pertains to violation category to SEIAA Haryana in view of MoEF& CC, GoI Notification dated 08.03.2018.

Thereafter, the case was considered by SEAC in its 169th meeting held on 18.05.2018 for approval of Terms of Reference under violation notification dated 14.03.2017 and 08.03.2018 and recommended to SEIAA for Approval of Terms of Reference. The recommendation of SEAC was considered in 115th meeting of SEIAA held on 25.07.2018 and SEIAA decided to agree with the recommendation of SEAC and approved the ToR and communicated to the PP vide letter dated

09.08.2018. The case was taken up in 131st SEIAA meeting held on 3rd December, 2021 and Authority deliberated on the reply submitted by PP and recommendations of SEAC.

After due deliberations, Authority decided to defer this case till the legal opinion from Ld. LR, Haryana is received. Thereafter, the case was taken up in 232nd meeting of SEAC held on 07.01.2022. The committee deliberated on the inspection report submitted by sub-committee members and as per report no construction has been done on the project site and therefore it was decided by the committee to recommend to SEIAA for withdrawal of earlier TOR issued to the project as the PP has also requested vide letter dated 12.10.2021 to Chairman SEIAA for withdrawal of Proposal No. SIA/HR/NCP/22996/2018 applied under Violation Notification.

The recommendation of SEAC was taken up in the 135th meeting of SEIAA held on 25.01.2022 and the Authority after examining the MoM of SEAC of 129th and 232nd meeting gathered that there is clear cut contradiction in stand of PP and recommendations of SEAC, and more so the record indicated that violation has been committed vis-à-vis approved plan.

The Authority decided to refer the case back to SEAC with the direction that there is need for thorough inspection of records and SEAC should do the critical analysis before recommending such cases to SEIAA.

The case was taken up in 235th meeting, and the PP requested vide letter dated 28.03.2022 for the deferment which was considered and acceded by SEAC after discussion. Thereafter, the case was taken up in 242nd meeting of SEAC, held on 24.06.2022. The PP submitted the self contained note of the project as below:

- The proposal was for EC for Commercial Complex 'JMD The Regent' at village Nangli Umarpur, Sector-62, Gurugram, Haryana under fresh category.
- Earlier ToR under violation category has been granted to the project vide letter dated 09.08.2018
- As per earlier planning of project, the plan were approved on 26.04.2019 with plot area of 2.00 acres and built up area of 19,974.761 sqmt. which is less than 20,000 sq.mt
- CTE has been granted by HSPCB to the project valid till 18.11.2022 for built up area 19,774.76 sq.m.
- PP then planned for Revision of building plan and area statement and submitted drawings having a plot area of 2.00 acres and built up area of 23,113.591 sqmt.
- To verify the present site condition, the site inspection was conducted by HSPCB's representative on 24.03.2021 and was found that the construction work done at site was less than 20,000 sq. m. A joint sub-committee was constituted by SEAC comprising of HSPCB (RO HSPCB) and SEAC members (Shri S. N. Mishra and Shri Hitender Singh), who also inspected the site and found the construction below 20,000 sqm.

The SEAC thus reiterated the previous decision submitted to SEIAA in view of similar facts and findings conveyed vide MoM of 232nd SEAC meeting for delisting the case.

The recommendation of SEAC was taken up in the 143rd meeting of SEIAA held on 15.07.2022. After detailed examination of records, SEIAA observed that the SEAC handling two issues— one regarding violation and another regarding expansion and that there is no clear-cut harmony between the details submitted by PP and subsequent proposal put up for considering the expansion proposal, which requires a clarity with reference to the details mentioned at page No. 3 of 61 regarding

FAR, wherein the PP has clearly agreed that total built up area was 22,437.76 sqm. After this initial claim, details have been placed on record indicating 19,974.761 sqm, just less than 30m short of the area required for applicability of EC. It is, therefore, decided that the case be referred back to SEAC to examine the issue thoroughly along with all the relevant documents with reference to the claims of the unit on its non-applicability.

Further, the Authority decided to constitute 2 Members Committee consisting of Shri Sandeep Gupta, Member, SEAC and Shri Prabhaker Kumar Verma, Member, SEAC along with RO, HSPCB (concerned) to visit the site location and put up a comprehensive report/status of the project within 15 days. MS, HSPCB be requested to depute the concerned RO to assist the team during the site visit.

The case was taken up in 251st meeting of SEAC held on 10.10.2022. Further, Shri Sandeep Gupta, Member SEAC, informed the committee that he has not received any communication/order for conducting the site visit. The committee unanimously decided to send the case to SEIAA with a request to write a letter to Members of Sub-Committee and concerned RO to conduct site inspection and submit the report in the present case, at the earliest as it is pending since long, as well as PP be asked to submit the prescribed pending scrutiny fees.

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

The Authority after due deliberations; decided to refer back this case to Appraisal Committee (SEAC) with the direction to Sub-committee to carry out site inspection within 07 days, positively and submit its report before the Appraisal Committee under intimation to SEIAA. Further, the project proponent is also directed to submit required Scrutiny fee.

The case was taken up in 256th meeting held on 30.11.2022. PP has submitted requisite scrutiny fee vide DD No. 147056 dated 01.12.2022 of Rs.1,50,000/-. However, the site inspection report of sub-committee still not been received yet. The sub-committee has been requested to visit the site and submit the report. The case was deferred for the next meeting.

The member of Sub-Committee, Shri Prabhaker Kumar Verma shown his unavailability to conduct Site Inspection due to pre occupation; hence Shri Vivek Kumar Saxena, IFS, Member SEAC has been nominated in place of Shri Prabhaker Kumar Verma as a sub-committee member vide SEIAA letter dated 19.12.2022.

Thereafter, the case was taken up in 258th meeting held on 03.01.2023.

The Chronology of the Project is as under:

- The project is for withdrawal of ToR under Violation category and for grant of EC under fresh category.
- As per the existing conditions, the plan was approved on 26.04.2019 with plot area of 2.00 acres and built up area of 19,974.761 sq.mt. which is less than 20,000 sq.mt and therefore, did not fall under the purview of categorization for obtaining Environmental Clearance under EIA Notification, 2006.
- CTE Renewal issued from HSPCB valid till 18.11.2022 for built-up area of 19,774.76 sq.m. has also been obtained.
- Initially, the application was submitted under violation category for Plot area of 2.00 acres and total Built up area of 22,894.62 sq.mt. as per earlier approved building plan (2010)
- ToR under violation category was issued by SEIAA vide letter dated 09.08.2018.

- The plan approved in 2010 for Built up area of 22,894.62 sq.mt was superseded by above mentioned approved plan (2019) for Built up area of 19,974.761 sq.mt making the earlier plan Null and Void, so the request of withdrawal of ToR under violation category was made.
- Building plan and area statement for project has been made which got approved on 10.01.2020 for plot area of 2.00 acres and built up area of 23,113.591 sq.mt.
- The area thus proposed exceeds 20,000 sq.mt of built up area which makes us fall under the purview of obtaining Environmental Clearance under EIA Notification, 2006 and hence, applied for EC under fresh category vide Proposal No. SIA/HR/MIS/216487/2021.
- As per the approved plan (2020) the built up area of 23,113.591 sq.mt. supersedes the previous Built up area of 19,974.761 sq.mt
- Case was considered in 232nd meeting of SEAC and the committee decided to appraise for withdrawal of ToR under violation category.
- SEIAA, in its 135th meeting decided to refer back the case to SEAC with the direction that there is need of thorough inspection of records and SEAC should do the critical analysis.
- To verify the present site condition, the site inspection was conducted by Haryana State Pollution Control Board representative dated 24.03.2021 and was found that construction work done at site is less than 20,000 sq. m.
- A joint sub-committee was constituted by SEAC comprising of HSPCB (RO HSPCB) and SEAC members (Shri. S.N Mishra and Shri. Hitender Singh); also have inspected the site and found the construction below 20,000 sq.m
- The case was then considered in 242nd meeting of SEAC dated 24.06.2022 and the committee at length and after detailed deliberation the committee has reiterated the previous decision submitted to SEIAA in view of similar facts and findings conveyed vide MoM of 232nd SEAC meeting for delisting the case.
- SEIAA, in its 143rd meeting decided to refer back the case to SEAC to examine the issue thoroughly along with all the relevant documents with reference to the claims of the unit on its non-applicability. Further, the Authority decided to constitute 2 Members Committee consisting of Shri Sandeep Gupta, Member, SEAC and Shri Prabhaker Kumar Verma, Member, SEAC along with RO, HSPCB (concerned) to visit the site location and put up a comprehensive report/status of the project within 15 days. MS, HSPCB be requested to depute the concerned RO to assist the team during the site visit.
- The case was considered in 251st meeting of SEAC dated 10.10.06.2022 and during scrutiny of documents, it was observed that the prescribed scrutiny fee has not been deposited by the PP in this case. Further, Shri Sandeep Gupta, Member SEAC, informed the committee that he has not received any communication/order for conducting the site visit.
- The committee unanimously decided to send the case to SEIAA with a request to write a letter to Members of Sub-Committee and concerned RO to conduct site inspection and submit the report in the present case, at the earliest as it is pending since long, as well as PP be asked to submit the prescribed pending scrutiny fees.
- The recommendations of SEAC were taken up in the 149th meeting of SEIAA held on 08.11.2022. The Authority after due deliberations; decided to refer back this case to Appraisal Committee (SEAC) with the direction to Sub-committee to carry out site inspection within 07 days, positively and submit its report before the Appraisal Committee under intimation to SEIAA
- The case was taken up in 256th meeting held on 30.11.2022 and the committee observed that PP has submitted requisite scrutiny fee vide DD No. 147056 dated 01.12.2022 of Rs.1,50,000/-. However, the site inspection report of sub-committee still not been received yet. The sub-committee has been requested to visit the site and submit the report.

Site Visit Report not submitted. However, it evident from scrutiny of the record that earlier also a sub-committee of following members was constituted for site inspection vide order dated 23.11.2021:

1. Sh.S. N. Mishra, Member, SEAC
2. Shri Hitender Singh, Member, SEAC
3. Regional Officer, HSPCB, Gurgaon

The sub-committee visited the site on 07.03.2020 and concluded as under:

- “1. In light of the above, sub-committee of the view that the construction at the site is in accordance with the latest approved building plans which is less than 20000 sqms. The area proposed for additional construction is lying vacant
2. The Project Proponent is now seeking EC, since the proposed area after revision/expansion shall exceeds 20000 sqms.”

Further, vide order dated 01.08.2022 another sub-committee consisting of Shri Sandeep Gupta, Member, SEAC and Shri Prabhaker Kumar Verma, Member, SEAC (replaced with Shri Vivek Saxena, Member, SEAC vide order dated 19.12.2022) along with RO, HSPCB (concerned) to visit the site location and put up a comprehensive report/status of the project. However, Site Visit Report not submitted. The sub-committee was directed to conduct the site inspection at the earliest as the case is pending since long. The report dated 07.03.2020 submitted by earlier sub-committee constituted in this case be also forwarded to the Members of sub-committee recently constituted by SEIAA. The case has been deferred and shall be taken up as and when inspection report is received.

The case was taken up in 260th meeting held on 08.02.2023. The site visit report not submitted. One of the members of the sub-committee has conveyed that site visit has been conducted and report is at the stage of final preparation and shall be submitted before the next meeting after signing of all the sub- committee members. The case is deferred and shall be taken up as and when the site visit report is received.

260.24 **EC for Expansion of Proposed Mixed land use colony under ToD policy on land measuring 15.03125 acres in Sector 113, Gurgaon, Manesar Urban Complex Gurgaon, Haryana by M/s Union Buildmart Pvt. Ltd.**

Project Proponent : **Sh. Amarnath Ichhpunjani**
Consultant : **Ind Tech House Consult**

The project was submitted to the SEIAA, Haryana vide online proposal No. SIA/HR/MIS/75100/2018 dated 14.04.2022 for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The PP has submitted Scrutiny Fee amounting to Rs.2,00,000/- vide DD No. 500411 dated 25.01.2022 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

The case was taken up in 244th meeting of SEAC, Haryana held on 08.07.2022 and the Committee recommended the case to SEIAA for grant of EC.

The recommendations of SEAC were taken up in the 144th meeting of SEIAA held on 08.08.2022. After having gone through the records and recommendations of the SEAC, the Authority raised 03 observations and referred back the case to SEAC.

The case was taken up in 247th meeting. The PP submitted the reply of observations raised by SEIAA as below:

Sr. No.	Observation of SEIAA	Reply
1.	The status of Revenue Rasta is not clearly defined and discussed relating to the project in the recommendations of SEAC. Therefore, the Authority decided to refer the case back to SEAC, with the instructions to direct the PP to submit necessary permission for the Revenue Rasta from the competent authority.	PP will not use revenue rasta for any purpose and has proposed their services in a way that revenue rasta is not affected (services provided without using revenue rasta). The affidavit is also attached herewith as Annexure 1. In future if any scenario arises that the services lines need to cross the revenue rasta then permission to cross the revenue rasta from competent authority will be obtained, EC shall be amended accordingly.
2.	The authority further observed that the capacity of the STP proposed is inadequate and deems it appropriate to enhance to 1,550 KLD. SEAC may examine/appraise and make recommendations, accordingly.	TOR has been approved by EAC INFRA 2, MoEF&CC for STP capacity of 1480 KLD and same is taken up in the EIA study. The total waste water generation was 1234 KLD for which proposed STP was 1480 KLD i.e. 120 % of the total waste water generation. Now as suggested by SEIAA, Haryana we have increased capacity of STP from 120 % to 125 % i.e. 1480 KLD to 1550 KLD.
3.	Considering the fact that a huge quantity of effluent will be generated and the proposal for reusing the entire quantity of water in flushing, gardening and other internal purposes does not seem to be feasible proposition, therefore, it was decided that the PP shall also obtain necessary permission from the competent authority for sewer connections and the same shall be verified by SEAC before recommending the case.	Keeping in the view of conservation of water EAC/ SEAC/ SEIAA directs all the project proponents to reuse the treated water generated in their project under landscaping, flushing, DG cooling as much as possible to reduce the fresh water requirement. Hence we have also given the proposal to reuse the treated water within the above said heads to conserve the fresh water to the extent possible. Total treated water generation for the project will be 1111 KLD and recycled treated water will be 901 KLD. Surplus treated water i.e. 210 KLD will be discharged in public sewer. PP submitted assurance for discharge of treated effluent dated 23.12.2021.

The committee discussed the reply and after deliberation, decided to recommend the case to SEIAA for granting EC to the project after incorporating the reply of observations of SEIAA on the relevant conditions. The rest of the conditions shall remain same as conveyed earlier vide 244th meeting of SEAC, Haryana held on 09.07.2022.

The case was taken up in 260th meeting held on 08.02.2023. The PP along with consultant appeared before the committee. However the sub-committee has already sent the site visit report on 07.02.2023 to SEIAA, Haryana as the original case file is lying with SEIAA.
