

Minutes of the 178th Meeting of the State Expert Appraisal Committee (SEAC), Haryana constituted for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006 held on 10.04.2019 and 11.04.2019 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, at Panchkula

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Secretary to give brief background of this meeting. The minutes of the 177th Meeting of the SEAC, Haryana held on 18-20 March, 2019 was confirmed. Following corrections were made in the minutes of 177th meeting held on 18-20 March, 2019.

Agenda item No.	Minuting	Correction/To be read as
177.02	Project brief in table Sr. No.10 Landscape area 15% (8749 sqm)	Project brief in table Sr. No.10 Landscape area 20%
177.03	Project brief in table Sr. No.11 proposed Green Area 20.05% (2653.47 sqm)	Project brief in table Sr. No.11 proposed Green Area 25.07%
177.21	Project brief Green Area 15% (5662.44 sqm)	Project brief Green Area 20%

In this meeting, 16 numbers of projects and one additional project was taken up for scoping, appraisal and grading as per agenda circulated.

178.01 Environment Clearance for Commercial Complex “Spaze Arrow” at Village Naurangpur, Sector-78, Gurgaon, Haryana by M/s Spaze Towers Pvt. Ltd.

Project Proponent : Mr.Sanjay Kapoor, Authorised Signatory
Consultant : Perfect Enviro Solutions Pvt. Ltd.

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

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

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

- (i) The State Government/HSPCB to take action against the project proponent under the provisions of the Environment (Protection) Act, 1986, and further no consent to operate or occupancy certificate to be issued till the project is granted EC.
- (ii) Grant of Terms of Reference for undertaking EIA and preparation of Environment Management Plan (EMP) as enumerated in Annexure-I, along with public hearing.
- (iii) The project proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource augmentation plan with the SPCB prior to the grant of EC. The quantum shall be recommended by the EAC and finalized by the regulatory authority. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the EAC and approval of the regulatory authority. The PP submitted the EIA/EMP on dated 28th April, 2018.

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

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

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

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

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

The case was heard at length. The Committee was of the unanimous view that the PP has failed to submit the required documents as asked earlier. PP is again requested to submit the revised remediation plan along with cost assessment, natural and community resource augmentation plan corresponding to ecological damage assessed and economic benefits derived due to violation duly vetted from the reputed Government Technical Institution. Thereafter, the Committee's tenure was expired on 20.08.2018 and case was transferred to MoEF&CC on 14.09.2018. Whereas after the constitution of new SEIAA/SEAC, the case file is received in SEIAA/SEAC, Haryana and was taken up in 178th meeting of SEAC, Haryana on 10.04.2019.

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

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

Sr. No.	Item	Details
1.	<ul style="list-style-type: none"> • Project title, location(Plot No./ Village/ Tehsil/ District) • Khasra No. 	<p>Village Naurangpur, Sector 78, Gurugram, Haryana</p> <p>Rect. No. /Killa no.: 6/(11/5,11/2,11/3, 12/2,11/4, 20, 21/2)</p> <p>Rect. No./killa no. : 7(1/1,1/2)</p> <p>Rect. No.Killa no. : 8/ (5/2/2)</p>

2.	<p>Salient features of the project</p> <ul style="list-style-type: none"> • Land use pattern Total plot area Net Plot Area Built up area F.A.R. Total Basement Area Number of Floors Apartments Number of Blocks Level of Basement Height of the Building <ul style="list-style-type: none"> • Total water requirement and its source • Waste Water generation, • Fresh Water • STP • Disposal to sewer • Municipal solid waste generated disposal facility • Biodegradable • OWC • Solid Waste • Power requirement and source • DG Set • Proposed energy saving measures • Glazing U-Value • Glazing HSGC • Solar • RWH • Car parking • Employment potential 	<p>13141.012 sq.m (3.24acre) 13111.559 sqm (3.23 acre) 50492.553 sq. m 22808.023 sqm 25683.530 sqm G+15 88 01 03 60.60 mtrs.</p> <p>231 KLD supply from HUDA</p> <p>110KLD 132 KLD 160KLD NIL 15 kg/day construction 603 kg/day(Operation) 422 kg/day 01 603 kg/day 2758 KW DHBVN 3x1250 KVA 00.56 KW 0.317 Btu/hr.sf.F 0.25 Btu/hr.sf.F 1% 4 RWH 557 (Four and two Wheeler) 1240 persons</p>
3.	Project/activity covered under item of Schedule to the EIA Notification, 2006	8 (a) Violation under 14.03.2017
4.	National Park/ Wild Life Sanctuary in 10 km radius area	No
6.	Eco-Sensitive Zone in 10 km radius area	No
7.	Details of Forest land involved, if any	No
8.	ToR Details	EAC, MoEF & CC, Gol in its 04th meeting held on 19th-21st Feb., 2018 vide letter No. 23-63/2018-1A-III dated 16.04.2018
9.	<p>Land use planning</p> <ul style="list-style-type: none"> • Ground Coverage • Green Area • Road Area/unpaved area 	<p>4936.97 sqm (37.65%) 3277.889 sqm (25%) 5552.271 sqm (42.35%)</p>
10.	CER	156 Lakhs
11.	Ground water withdrawal approval from CGWA	No Ground water

12.	Cost of the Project	78.35 Crore
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The Air quality data shows exceeding baseline in respect of PM₁₀ and PM_{2.5} parameters which ranges approximately from 133.2-168.7 and 51.9-65.8 respectively. Incremental air pollution in respect of PM_{2.5} is 1.35 µg/m³, PM₁₀ is 2.89 µg/m³, NO₂ is 2.10 µg/m³, SO₂ is 0.50 µg/m³. Ultra-low sulphur Diesel (5 ppm) would be used as fuel in DG Sets, Stack height of DG set would be as per CPCB norms. These measures would minimize the impact on air environment.

In the meeting it was pointed out that

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

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

- i) The Affidavit notarized on dated 10.04.2019 stated that the ToR letter issued by the EAC, MoEF&CC has a typographic error and submitted that the details submitted in Form-I may be considered.
- ii) The Affidavit notarized on dated 10.04.2019 stated that STP Gurugram Circle has already approved their revised building plan on the name of Ishan Singh in collaboration with Spaze Towers Pvt. Ltd. to the Director, Town & Country Planning along with copy of RTI and Minutes of Meeting dated 15.03.2019 regarding approval of revised building plan of commercial colony measuring 3.24722 acres having license no.56 of 2012 dated 06.06.2012 in Sector 78, Gurugram being developed by Ishan Singh in collaboration with Spaze Towers Pvt. Ltd.
- iii) The copy of Order dated 09.04.2019, passed by the Special Commercial Court, Gurugram in case titled M/s Spaze Towers Pvt. Ltd. Vs. Ishan Singh vide which Petition under Section 9 of the Arbitration & Conciliation Act, 1996 has been allowed with costs.

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

After deliberation, the following shortcomings were observed:

1. PP shall submit the approved building plan on the name of Ishan Singh in collaboration with Spaze Towers Pvt. Ltd.
2. PP shall submit the revised corrected details of area mentioned in ToR issued by MoEF&CC.
3. PP shall submit the service plan, building plan, section plan and elevation plan of G+15 floor.
4. PP shall submit the One month additional ambient air quality data for air-dispersion alongwith data sheet.
5. PP shall submit the Standard of soil.

6. PP shall submit the revised traffic management plan (layout plan/circulation plan).
7. The air impact prediction modeling needs to be re-done by clearly mentioning the details of inputs for modeling during construction including traffic management impact with incremental ground level consideration with / without control measures
8. PP shall submit the latest technology used for STP having BOD value less than 10 PPM.
9. The PP shall submit calculation of revised Solid Waste Management Plan as per the Notification. Storage area of solid and hazardous wastes was not adequate, need separate space with protection.
10. The PP shall submit Rain Water Harvesting plan of the project without any ambiguity.
11. The PP shall submit energy saving details for the project and detailed ECBC compliance in project. ECBC compliance as per ECBC Act, 2017 read with ECBC Rules, 2018. The prescriptive method of compliance status of ECBC applicable to building envelopes, mechanical systems, electrical, power and motors etc. as per the code for commercial buildings shall be furnished with the cost estimates.
12. PP shall submit the revised remediation plan alongwith cost assessment, natural and community resource augmentation plan corresponding to ecological damage assessed and economic benefits derived due to violation duly vetted from the reputed Government Technical Institution.
13. The PP shall submit Ground Water Analysis Report
14. PP shall submit the mitigation plan for improving noise quality of the project
15. The PP shall submit energy saving details for the project and detailed ECBC compliance in project.
16. The PP shall submit sun path simulation study for building orientation.
17. The PP shall submit the undertaking regarding difference of built up area and total area in TOR Letter than the actual.
18. The PP shall submit the Zoning Plan/Building Plan, elevation plan/cross section plan
19. The PP shall submit the Green Area Plan
20. The PP shall submit the Copy of Closure order issued by HSPCB
21. The PP shall submit Water Balance Diagram.
22. The PP shall submit the corrective measures taken to counter the effect incremental load predicted in wind rose and Wind breaker wall height
23. The PP shall submit revised solid waste management plan alongwith manure pits and organic convertor
24. The PP shall submit verification report of stack height and distance of the same from building during monitoring of emissions from DG set.
25. The PP shall submit MoU letters for management of MSW (bio degradable and non-biodegradable waste) and Hazardous waste.
26. The PP shall submit Fund allocation details for Corporate Environment Responsibility (CER) as per Ministry's O.M. No. 22-65/2017-IA.III dated 1st May, 2018 for various activities therein. The details of fund allocation and activities for CER shall be submitted.
27. The PP shall submit details of construction of pavement as per building code guidelines.
28. The PP shall submit plan of STP sludge disposal mechanism.
29. The PP shall submit details of storage area of solid and hazardous wastes which were not adequate, need separate space with protection. Bio bin capacity to be increased.
30. The PP shall submit the budget details for NOx control in DG sets which are in close proximity to the highway shall be provided in the revised EMP cost.
31. PP has submitted total budgetary provision of Rs.118.95 Lakhs towards remediation plan, natural resource and community augmentation plan. EAC advised to revise the budget allocation based on above points on various corrective measures as suggested by the Committee.
32. The PP shall submit Fire Safety Plan.
33. The PP shall submit the lightening arrester details/plan.
34. The PP should submit the copy of Court's stay order dated 09.04.2019

It was decided by the Committee that the case will be taken up in next meeting after the receipt of reply and PP is advised to submit the required signed documents within 15 days. In case of non-

receipt of information, in time, the case shall be recommended for rejection/filing.

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

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

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

The observations of 177th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/122 dated 05.04.2019.

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

After deliberation on issues of ECBC, solid waste management, ToD compliance, fire safety, water balance and other issues, the following shortcomings were observed:

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

20. The PP shall submit the details of various components of STP
21. The PP shall submit the disposal of sludge of the STP
22. The PP shall submit the revised rain water harvesting plan along with DWLR and cleaning of the RWH pits plan.
23. The PP shall submit the valid license along with land details
24. The PP shall submit the Forest NOC
25. The PP shall submit the CER with specific details
26. The PP shall submit the revised parking Plan as per
27. The PP shall submit the Environment Impact Assessment of ToD compliance on the Carbon credit.
28. The PP shall submit the NOC of AAI.

It was decided by the Committee that the case will be taken up in next meeting after receipt of reply in 15 days and PP is advised to submit the required signed documents. In case of non-receipt of information, in time, the case shall be recommended for rejection/filing.

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

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

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

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

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

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

14. The project proponent should submit the incremental load statement for project w.r.t the traffic and DG set.
15. The project proponent should submit the Sun Simulation Path Study for buildings orientation.
16. The project proponent should submit the ECBC compliance report as per the ECBC guidelines 2017 read with ECBC Rules 2018.
17. The PP shall submit the NOC from Chief Wild Life Warden or a receipt of case submitted to Chief Wild Life Warden for obtaining NOC.
18. The PP shall install Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day. Leaves/garden waste shall be composed in earmarked pits for converting them into compost to be used as manure.
19. The PP shall submit the green belt development plan alongwith covered area in meters.
20. The PP shall submit the details of water the discharge into the water bodies
21. The PP shall submit the details of various components of STP
22. The PP shall submit the disposal of sludge of the STP
23. The PP shall submit the revised rain water harvesting plan along with DWLR and cleaning of the RWH pits plan.
24. The PP shall submit the valid license along with land details
25. The PP shall submit the Forest NOC
26. The PP shall submit the revised parking Plan as per NBC 2016
27. The PP shall submit the Environment Impact Assessment of ToD compliance on the Carbon credit.
28. The PP shall submit NOC from AAI.

It was decided by the Committee that the case will be taken up in next meeting after receipt of reply in 15 days and PP is advised to submit the required signed documents. In case of non-receipt of information, in time, the case shall be recommended for rejection/filing.

178.04 EC for Expansion of Affordable Group Housing Colony at Village- Badshahpur, Sector- 68, Gurugram, Haryana by M/s Sai Aaina Farms Pvt. Ltd.

Project Proponent : Shri Ashok Punia
 Consultant : Grass Root Consultant

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 01.03.2019 for obtaining Environmental Clearance under EIA Notification dated 14.09.2006 was taken up for approval of ToR in the 177th meeting of State Expert Appraisal Committee held on 18.03.2019. The project proponent neither attended the meeting nor circulated the documents to the Members. It was decided by the Committee that the case next meeting and PP is advised to submit the required signed documents. In case of non-receipt of information, in time, the case shall be recommended for rejection/filing. The PP was also informed vide letter no.HR/SEAC/2019/121 dated 05.04.2019, in this regard.

Thereafter, the case was taken up for approval of ToR in the 178th meeting of SEAC held on 10.04.2019. It was informed to the committee that the proposed project for Expansion of Affordable Group Housing Project located at Village-Badshahpur, Sector- 68, District Gurugram, Haryana. The category of the project is 8(b) as per EIA Notification, 2006 and its amendments. The details of the case submitted by the project proponent is given below:-

Table 1: Area Statement				
Sr. No.	Particulars	Value as per EC accorded (m2)	Expansion (m2)	Total (EC accorded + Expansion)
1.	Plot Area	40,342,100 (9.96875 acres)	20,234.282 (5 acres)	60,576.382 (14.99875 acres)
	Residential (as per zoning Plan)	38,728.355	19,424.880	58153.235
	Commercial (as per zoning plan)	1613.681	809.370	2423.051
2.	Permissible Ground Coverage(@ 50 % the plot area)	20,171.50	10,117.141	30288.241
3.	Proposed Ground Coverage	9713.661(@24.08% of the plot area)	5156.660(@25.48 % of the plot area)	14870.321
4.	Proposed FAR	89,942.47	61,251.475	1,51,193.945
	• Residential	87,125.410	59,331.475	1,46,456.885
	• Commercial	2,817.06	1,920.00	4,737.06
8.	Community Area	185.885	-----	185.885
9.	Anganwadi Area	185.892	-----	185.892
10.	Non FAR Area	21,000.862	12,284.087	33,284.949
	Basement	2,881.898	-----	2,881.898
	Balcony Area	13,907.50	8,620.760	22,528.26
	Stilt area	3,394.55	3,173.180	6,567.73
	Mumty & Machine Room	816.914	490.147	1,307.061
11.	Built Up area(7+8+9+10)	1,11,315.11	73,535.562	1,84,850.671
12.	Landscape Area	9,338.02 (@23.14% of the plot area)	3,100 (@15.32% of the plot area)	12,438.02 (@20.53% of the plot area)
13.	Maximum Height of the Building (m)	59.60		
14.	RWH	15		
15.	Power Requirement	6620 KVA		
16.	Power Backup	03 DG Sets (1x320, 1x250, 1x125) KVA 695 KVA		
17.	Total Water Requirement	712	402	1113
18.	Domestic	676	400	1,076
19.	Fresh	501	307	808
20.	Waste Water Generated	576	339	915
21.	STP Capacity	690	460	1,150
22.	Total Parking	984	501	1,485
23.	Solid Waste Generated	4,065 kg/day	2,360 kg/day	6,425 kg/day

The Project Proponent placed on record letter dated 10.04.2019 (copy placed in file) requesting for using base line data generated by neighborhood for pre-monsoon season i.e. March-May, 2017 as the data is in radius of 500 meters of site and PP has also placed on record that already generated one month additional data i.e. February 2019 for preparing EIA/EMP report at various locations within the study area. In view of the OM issued by MoEF&CC dated 29.08.2017, stating that the baseline data should not be more than 3 years'. The Committee deliberated and accepted the request of PP for preparation of EIA/EMP report based on data for pre-monsoon season i.e. March-May, 2017 and PP has also generated one month additional data i.e. February 2019. After detailed deliberations, it was decided

to recommend to SEIAA for approval that the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference:

Standard ToR

- [1] Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
- [2] Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
- [3] Examine baseline environmental quality along with projected incremental load due to the project.
- [4] Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
- [5] Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
- [6] Submit the details of the trees to be felled for the project.
- [7] Submit the present land use and permission required for any conversion such as forest, agriculture etc.
- [8] Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
- [9] Ground water classification as per the Central Ground Water Authority.
- [10] Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
- [11] Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
- [12] Examine soil characteristics and depth of ground water table for rainwater harvesting.
- [13] Examine details of solid waste generation treatment and its disposal.
- [14] Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption, energy conservation and energy efficiency.
- [15] DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
- [16] Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
- [17] A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- [18] Examine the details of transport of materials for construction which should include source and availability.
- [19] Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
- [20] Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
- [21] Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- [22] The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
- [23] Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>".

Additional ToR:

1. The PP shall submit Zoning Plan/Layout plan/Elevation Plan/Cross Section Plan duly signed by the applicant as a part of EIA/EMP.
2. The PP shall submit structural Safety Plan.

3. The PP to submit the certified copy of latest report from Regional Director, MoEF &CC regarding status of compliance of the conditions stipulated in the Environmental Clearance as contained in the MoEF circular dated 30.05.2012
4. The PP shall submit the revised Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.
5. The PP shall submit the revised parking plan while preparing EIA/EMP.
6. The PP shall submit the revised STP Plan based on the MMBR Technology.
7. The PP shall submit the revised Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.
8. The PP shall submit the revised fire safety plan.
9. The PP shall submit the Environment Impact Assessment of Rain water harvesting on the water level in the region.
10. The project proponent should submit detailed drainage plan
11. The project proponent should submit the incremental load statement for expansion project w.r.t. existing approved capacity.
12. The project proponent should submit the Sun Simulation Path Study for buildings orientation.
13. The project proponent should submit contour plan of the study area.
14. The project proponent should submit air quality modeling isopleths of DG Sets with Air mode Software version details along with data of AAQ monitoring, mixing heights.
15. The project proponent should submit the ECBC compliance report as per ECBC 2017 read with ECBC Rules, 2018, State ECBC Rules and ECBC compliance.
16. The project proponent should submit revised solid waste management scheme.
17. The PP shall submit traffic management and circulation plan and incremental load analysis.
18. 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
19. The PP shall submit the copy of valid license with details of land.
20. The PP shall submit the revised water calculation plan @ 135 lpcd
21. The PP shall submit the revised sewerage treatment plan.
22. The PP shall submit RO Water supply plan for drinking purpose and also manage the RO reject.
23. The PP shall submit the building air circulation plan as per the NCBC Code.
24. The PP shall submit the revised environmental management budget revised CER with specific details as per 2018 circular.
25. The PP shall submit remedial plan for incremental load as per Air Dispersion Model.
26. The PP shall provide the plan for uses of earth excavation material and also water sprinkles during the construction phase.
27. The PP shall submit traffic study and incremental load analysis with current status.

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

Project Proponent : Absent
 Consultant : Ind Tech House Consultant

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

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

It was decided by the Committee that the case will be taken up in next meeting and PP was

advised to submit the required signed documents. In case of non-receipt of information in time, the case shall be recommended for rejection/filing.

Thereafter, the case was placed before the SEAC in its 178th meeting held on 10.04.2019. The project proponent again neither attended the meeting nor circulated the documents to the Members.

After detailed deliberation, the Committee decided to issue final notice to the project proponent before filing and will be taken up in next meeting.

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

Project Proponent : Shri Sohan Singh
Consultant : Vardan Environet

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

Thereafter, the case was taken up in the 178th meeting of SEAC held on 10.04.2019. The project proponent vide letter dated 08.04.2019 submitted a request for withdrawal of their case.

After detailed deliberations, the Committee decided that PP should submit reason for withdrawal alongwith the supporting documents being the case of expansion of commercial project. It was decided by the Committee that the case will be taken up in next meeting and PP was advised to submit the required signed documents.

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

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

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

The observations of 177th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/125 dated 05.04.2019.

The case is taken up in 178th meeting, after deliberation on issues of ECBC, solid waste management, ToD compliance, fire safety, water balance and other issues, the following shortcomings

were observed:

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

It was decided by the Committee that the case will be taken up in next meeting after receipt of reply within 15 days and PP is advised to submit the required signed documents. In case of non-receipt of information, in time, the case shall be recommended for rejection/filing.

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

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

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 01.03.2019 for obtaining Environmental Clearance under EIA Notification dated 14.09.2006. It was informed by the Project Proponent that ToR were granted by MoEF&CC vide letter

no.21-130/2018-IA-III dated 18.12.2018. The case was taken up for appraisal in the 177th meeting of the SEAC held on 19.03.2019. During discussions, the following shortcomings were observed:

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

The observations of 177th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/126 dated 05.04.2019. The PP submitted the reply vide letter dated 10.04.2019. PP also submitted affidavit regarding NOC from the Fire Department, shall not use ground water during any phase of the project, use fly ash and shall use ultralow sulphur DG sets.

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

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

- [1] The PP shall submit the state government SEZ notification for the project as pre-requisite as per Haryana SEZ Act.
- [2] The PP shall submit the revised affidavit regarding the SEZ Policy Compliance that

if there is any change in plan then PP will take fresh EC.

To enable the Committee to appraise the SEZ projects in detail, it was decided by the Committee that the case will be taken up in next meeting and PP is advised to submit the required signed documents in requisite time of 15 days. In case of non-receipt of information, in time, the case shall be recommended for rejection/filing.

178.09 Environment Clearance for Proposed Mixed landuse Project under TOD Policy (70% Residential + 30% Commercial) on land measuring 166.69 acres in Revenue Estate of village-Chauma, Sector-111, Gurugram, Haryana by M/s Mask Realcon Pvt. Ltd.

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

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 01.03.2019 for obtaining Environmental Clearance under EIA Notification dated 14.09.2006. It was informed by the Project Proponent that ToR was granted by MoEF & CC vide letter no.21-132/2018-IA-III dated 18.12.2018. The case was taken up for appraisal in the 177th meeting of the SEAC held on 19.03.2019. During discussions, the following shortcomings were observed:

- [1] The PP shall submit the affidavit regarding the TOD Policy Compliance.
- [2] The PP shall submit the copy of valid license with details of land/copy of applying for licence.
- [3] The PP shall submit the Forest NOC or a copy of letter written for obtaining NOC.
- [4] The PP shall submit the NOC from the Chief Wild Life Warden regarding Asola Wild Life Sanctuary or a receipt of case submitted to Chief Wild Life Warden for obtaining NOC.
- [5] The PP shall submit the revised water calculation plan.
- [6] The PP shall submit the revised sewerage treatment plan.
- [7] The PP shall submit the revised zero liquid discharge STP Plan based on the MMBR Technology.
- [8] The PP shall submit the revised Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.
- [9] The PP shall submit the revised fire safety plan.
- [10] The PP shall submit traffic management/circulation plan.
- [11] The PP shall submit the Environment Impact Assessment of Rain water harvesting on the water level in the region.
- [12] The PP shall submit the Environment Impact Assessment of DG sets on the Air Quality Index.
- [13] The PP shall submit RO Water supply plan for drinking purpose and also manage the RO reject.
- [14] The project proponent should submit detailed drainage plan for monsoon season
- [15] The project proponent should submit the Sun Simulation Path Study for buildings orientation.
- [16] The project proponent should submit contour plan of the study area
- [17] The project proponent should submit air quality modeling isopleths of DG Sets with Air mode Software version details.
- [18] The project proponent should submit the ECBC compliance report as per the ECBC guidelines 2017 read with ECBC Rules 2018.
- [19] The project proponent should submit revised solid waste management scheme.
- [20] The PP shall submit the building air circulation plan as per the NCBC Code.
- [21] The PP shall submit the revised green cover area plan.
- [22] The PP shall install Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- [23] The PP shall submit the traffic remediation plan in reference to the highway.
- [24] The PP shall submit the revised environmental management budget revised CER with specific details.
- [25] The PP shall submit the remedial measure plan for Ambient Air Quality.
- [26] The PP shall submit the ECBC Compliance with U-values of materials used
- [27] The PP shall submit remedial plan for incremental load as per Air Dispersion Model.

- [28] The PP shall provide the plan for uses of earth excavation material and also water sprinkles during the construction phase.
- [29] The PP shall provide the solid waste management plans along with compost pit for bio-degradable waste.
- [30] The PP shall submit the lightning safety plan of the project.
- [31] The PP shall submit duly signed Form-IA, Zoning Plan, Contour Plan, Electricity Plan, Fire Safety Plan and Health Safety Plan.
- [32] The PP shall submit the authority letter for engaging of consultant.
- [33] The PP shall submit coloured Master Plan and Google Map.
- [34] The PP shall submit the power assurance from competent authority.

The observations of 177th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/127 dated 05.04.2019. The PP submitted the reply vide letter dated -11.04.2019. During the meeting it is pointed out that a letter is received from the MoEF&CC dated 07.02.2019, received on 13.03.2019 in SEIAA and on 10.04.2019 in the SEAC vide which it is intimated that the standard ToR was granted to the said project vide MoEF&CC letter no.21-132/2018-1A-III dated 18.12.2018 and in this regard, multiple representations/objections are also enclosed with the letter and it is requested that a necessary action (reject ToR/issue additional ToR/modified ToR/status qua as deemed fit may be looked into.

Thereafter, the case was taken up for appraisal in the 178th meeting of the SEAC held on 10.04.2019 and after discussion on the complaint, it is decided that the referred points in the complaint as below may be conveyed to the PP:

1. The application filed by Mask Realcon Pvt. Ltd. baldly mentions that the same is filed on behalf of M/s. Mask Realcon Pvt. Ltd. and Ors. however the details of others is not provided and exact Khasra No.'s i.e. land details duly certified by revenue authorities is also not annexed. It is notable that the Application filed by them is hence incomplete and liable to be rejected on said count. It is pertinent that the Applicant must be called to provide legally valid proof of ownership of land for which Application seeking clearance has been filed.
2. That the applicant has attached an GPS File along with a Annexure-Survey of India toposheet, it is pertinent to note that the Applicant has fraudulently shown my land to be a part of the proposed project. I own 07 Kanal in Khasra.No.19/21,22/1,20,24/2 of land at Village Chauma (Sector-111) Gurgaon and to my utter shock and surprise my said land has most unscrupulously been shown to be a part of the proposed project. A Copy of Revenue record establishing my ownership is attached as Annexure A to this Memorandum of Objections.
3. That the Document attached by the applicant in support of Competence/authority of person making application on behalf of User agency is not a legally valid document as it is neither supported by a Board resolution nor is same signed by any Director of the said company (as can be verified from the public information available on website of Ministry of Corporate Affairs). It is merely signed by one Amar Nath Ichhpujani who is a retired revenue official of Haryana state and the said person has signed the document claiming himself to be Authorized Signatory without mentioning designation etc.
4. That a mere perusal of satellite imagery as is available in public domain clearly establishes that the subject land was densely covered with Trees as on October 2015, however said trees were cut by the Applicant without any approval from the Forest department and the Forest department of the Government of Haryana had thereafter

initiated action against them. An FIR was also registered at the Local Police station and details of same can be summoned from the concerned Officials.

5. That the land for which permission to establish a project is being sought is on account of having been covered with dense vegetation as on October 2015 is deemed forest in terms of Judgment of the Hon'ble Supreme Court in Godavarman's case and hence no activity can be allowed there without Prior clearance under the provisions of Forest Conservation Act. However if there is a doubt about the status of land being a Forest land same needs to be examined by constitution of a Committee in terms of judgment passed by the Hon'ble supreme Court in Lafarge's case.
6. That the Application Company as per information available on website of Ministry of Corporate Affairs has a paid up capital of mere One lakh Rupees (Rs.1,00,000/-). It is hence obvious that the applicant company has no resources for carrying out a project of such huge proportion or to meet the terms as are likely to be imposed upon it for protection of environment and hence on said ground also its application ought to be rejected.
7. That the application is also liable to be rejected on ground that the Applicant Company has till date made no application for grant of license with the office of Director General Town and Country Planning, Government of Haryana for approval of its project and no permission has been granted to the company for establishment of its project under TOD Policy of Government of Haryana, further no document in support of company being eligible under TOD Policy has been annexed.

After discussions, the following observations are to be conveyed to the PP:

- [1] The PP shall submit the ownership details of land.
- [2] PP shall submit reply to the Complaint points

It was decided by the Committee that the case will be taken up after the receipt of reply from the PP within 15 days. In case of non-receipt of information, in time, the case shall be recommended for rejection/filing.

178.10 EC for Proposed Mixed Land Use colony under TOD Policy on land measuring 13.23 acres in Sector-113, Gurgaon Manesar Urban Complex, Gurgaon, Haryana by M/s Union Buildmart Pvt. Ltd.

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

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 01.03.2019 for obtaining Environmental Clearance under EIA Notification dated 14.09.2006.

It was informed by the Committee that ToR was granted by MoEF & CC vide letter no.21-127/2018-IA-III dated 18.12.2018. The case was taken up for appraisal in the 177th meeting of the SEAC held on 18.03.2019.

During discussions, the following shortcomings were observed:

- [1] The PP shall submit the affidavit regarding the TOD Policy Compliance.
- [2] The PP shall submit the copy of valid license with details of land.
- [3] The PP shall submit the Forest NOC or a copy of letter written for obtaining NOC.
- [4] The PP shall submit the NOC from Chief Wild Life Warden or a receipt of case submitted to Chief Wild Life Warden for obtaining NOC.
- [5] The PP shall submit the revised water calculation plan @ 135 lpcd
- [6] The PP shall submit the revised sewerage treatment plan.
- [7] The PP shall submit the revised zero liquid discharge STP Plan based on the MMBR Technology.
- [8] The PP shall submit the revised Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.

- [9] The PP shall submit the revised fire safety plan.
- [10] The PP shall submit the traffic circulation/management plan.
- [11] The PP shall submit the Environment Impact Assessment of Rain water harvesting on the water level in the region.
- [12] The PP shall submit the Environment Impact Assessment of DG sets on the Air Quality Index alongwith data of AAQ monitoring, mixing heights.
- [13] The PP shall submit RO Water supply plan for drinking purpose and also manage the RO reject.
- [14] The project proponent should submit detailed drainage plan for monsoon season
- [15] The project proponent should submit the incremental load statement for expansion project w.r.t. existing approved capacity.
- [16] The project proponent should submit contour plan of the study area.
- [17] The project proponent should submit the ECBC compliance report as per the ECBC guidelines 2017 read with ECBC Rules 2018.
- [18] The PP shall provide 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.
- [19] The PP shall submit the building air circulation plan as per the NCBC Code.
- [20] The PP shall submit the revised environmental management budget revised CER with specific details.
- [21] The PP shall submit the remedial measure plan for Ambient Air Quality.
- [22] The PP shall submit the ECBC Compliance with R and U-values of materials used.
- [23] The PP shall submit remedial plan for incremental load as per Air Dispersion Model.
- [24] The PP shall provide the plan for uses of earth excavation material and also water sprinkles during the construction phase.
- [25] The PP shall submit the fire safety plan of the project.
- [26] The PP shall submit the lightning safety plan of the project.
- [27] The PP shall submit the Aravali NOC from the Deputy Commissioner.

The observations of 177th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/123 dated 05.04.2019.

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

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

Sr. No.	Items	Details	Unit
GENERAL			
1	Gross Plot Area	53539.826	SQMT
2	Proposed Built Up Area	288350.2075	SQMT
3	Total no of Saleable DU's	1016	No.
4	EWS Units	179	No.
5	Max No of Floors	3B+G+32	No.
6	Expected Population (6179 Residential+8052 Floating)	14231	No.
7	Cost of Project	669.31	CR
8	CER	6.69	%
AREAS			
9	Permissible Ground Coverage Area (60%)	32123.90	SQMT
10	Proposed Ground Coverage Area (28.3%)	16582.115	SQMT
11	Permissible FAR Area (350)	187389.39	SQMT
12	Proposed FAR Area (349.98)	187380.72	SQMT
13	Proposed Total Non FAR area	100969.49	SQMT
14	Proposed Total Built Up Area	288350.21	SQMT
WATER			
15	Total Water Requirement	754.71	KLD
16	Fresh water requirement	505.04	KLD
17	Treated Water Requirement	249.67	KLD
18	Waste water Generation	603.15	KLD
19	Proposed Capacity of STP	725	KLD
20	Treated Water Available for Reuse	482.52	KLD
21	Treated Water Recycled	249.67	KLD
22	Surplus treated water to be discharged in	232.85	KLD

	Municipal Sewer		
RAIN WATER HARVESTING			
23	No of RWH of Pits Proposed	13	No.
PARKING			
24	Proposed Total Parking	1500	CARS
GREEN AREA			
25	Proposed Green Area (20% of plot area)	11317.4143	SQMT
26	No. of Trees	2048	
WASTE			
27	Total Solid Waste Generation	4.36	TPD
28	Organic waste	2.38	TPD
29	Quantity of E-Waste Generation- Kg/Day	16.93	KG/DAY
30	Quantity of Hazardous waste Generation	10.06	LPD
31	Quantity of Sludge Generated from STP	391	KG/DAY
32	OWC	01	
ENERGY			
33	Total Power Requirement	8805	KW
34	DG set backup	7310	KVA
35	No of DG Sets	08	No.

The Air quality data shows exceeding baseline in respect of PM₁₀ and PM_{2.5} parameters which ranges approximately from 226.81 -230.62 and 117.58-121.73, SO₂ is 22.19-24.69, NO₂ is 31.96-35.85, CO is 0.82-0.88 respectively. Incremental air pollution in respect of PM₁₀ is 0.091 PM_{2.5} is 0.064 µg/m³, NO_x is 5.244 µg/m³, SO_x is 0.954 µg/m³, CO is 1.576 µg/m³.

Ultra-low sulphur Diesel (5 ppm) would be used as fuel in DG Sets, Stack height of DG set would be as per CPCB norms. These measures would minimize the impact on air environment. Environment Management cost is 19.25 lakh, Environment Monitoring Cost is during construction and operation phase is 19.8 & 43.9 lakh/annum respectively. The amount earmarked for CER is 6.69 Cr.

Detailed discussions were held about Solid Waste Management, rain water harvesting, fire fighting plan, noise and vibration plan, health and welfare of the laborers, electrical hazard plan, environment monitoring plan, energy conservation measures, traffic management/circulation plan and environment management plan, ECBC conservation plan and AAI permission. There will be 13 numbers of rain water harvesting structures. The mitigation measures were found in order by the Committee.

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

I. Statutory compliance:

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

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

II. Air quality monitoring and preservation

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

III. Water quality monitoring and preservation

- (i) The natural drain system should be maintained for ensuring unrestricted flow of water. No

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

- (ii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- (iii) Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- (iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- (v) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- (vi) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- (vii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- (viii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- (ix) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- (x) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xi) The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. 13 Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
- (xii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- (xiii) All recharge should be limited to shallow aquifer.
- (xiv) No ground water shall be used during construction phase of the project.
- (xv) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- (xvi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- (xvii) Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- (xviii) No sewage or untreated effluent water would be discharged through storm water drains.
- (xix) Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape,

flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

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

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

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

VI. Waste Management

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

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

VII. Green Cover

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

VIII. Transport

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

competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

IX. Human health issues

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

X. Corporate Environment Responsibility

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

XI. Miscellaneous

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

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

178.11 Submission of application for the Amendment in Environment Clearance of “Ware Housing Facility” in Revenue Estate at village Jamalpur, Gurgaon, Haryana by Mr.Sat Prakash Sharma

Project Proponent : Mr. Sat Prakash Sharma
 Consultant : Perfect Enviro Solutions Pvt .Ltd.

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

After discussions, the following shortcomings were observed:

- [1] The PP shall submit the revised water requirement @135 lpcd.
- [2] The PP shall submit the revised zero liquid discharge STP Plan based on the MMBR Technology.
- [3] The PP shall submit the revised Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.
- [4] The PP shall submit the revised fire safety plan.
- [5] The PP shall submit traffic management/circulation plan.
- [6] The PP shall submit the certified compliance report from RO, MoEF & CC, GoI, Chandigarh of the earlier EC.
- [7] The PP shall submit the Environment Impact Assessment of Rain water harvesting on the water level in the region.
- [8] The PP shall submit the Environment Impact Assessment of DG sets on the Air Quality Index.
- [9] The PP shall submit RO Water supply plan for drinking purpose and also manage the RO reject.

- [10] The project proponent should submit detailed drainage plan for monsoon season
- [11] The project proponent should submit the incremental load statement for expansion project w.r.t. existing approved capacity.
- [12] The project proponent should submit the Sun Simulation Path Study for buildings orientation.
- [13] The project proponent should submit contour plan of the study area
- [14] The project proponent should submit air quality modeling isopleths of DG Sets with Air mode Software version details
- [15] The project proponent should submit the ECBC compliance report as per the ECBC guidelines 2017 read with ECBC Rules 2018.
- [16] The project proponent should submit revised solid waste management scheme.
- [17] The project proponent should submit an affidavit regarding apply for the project under expansion category.
- [18] The project proponent should submit Zoning Plan on larger scale.
- [19] The project proponent should submit the Google Map surrounding features within 10 km and 500 meter radius.
- [20] The project proponent should submit Elevation and section plan, layout plan.
- [21] The project proponent should submit Forest NOC or a receipt of case submitted to forest department.
- [22] The PP shall submit the NOC from Chief Wild Life Warden or a receipt of case submitted to Chief Wild Life Warden for obtaining NOC.
- [23] The PP should submit the Aravali NOC from Deputy Commissioner.
- [24] The PP shall install Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day. Leaves/garden waste shall be composed in earmarked pits for converting them into compost to be used as manure.
- [25] The PP shall submit the green belt development plan.

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

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

After detailed deliberations, the Committee decided that the case will be taken up after the receipt of the documents within 15 days and no further extension will be given and in case of non-receipt of information, the case will be recommended for filing.

178.12 EC for Affordable Group Housing Colony at Village Kherki-Daula, Sector-76, Gurugram by M/s Nexus Infracon Pvt. Limited, Suncity Business Tower

Project Proponent : Mr. Ravi Kant Kumar
 Consultant : Grass Roots Research & Creation India (P) Ltd.

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 28.02.2019 for obtaining Environmental Clearance under EIA Notification dated 14.09.2006. Thereafter, the case was taken up in the 177th meeting of the SEAC held on 19.03.2019.

After detailed deliberations the following observation/shortcomings were observed:

- [1] The PP shall submit Aravali NOC.
- [2] The PP shall submit RO Water supply plan for drinking purpose and also manage the RO reject.
- [3] The PP shall submit traffic management and circulation plan and incremental load analysis.
- [4] The PP shall submit fire safety plan.
- [5] The project proponent should submit detailed drainage plan for monsoon season.
- [6] The project proponent should submit the incremental load statement for expansion

project w.r.t. existing approved capacity.

- [7] The project proponent should submit the ECBC compliance report as per the ECBC guidelines 2017 read with ECBC Rules 2018.

The observations of 177th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/132 dated 05.04.2019. The PP submitted the reply.

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

During presentation, the Committee was informed that it is a proposed project for Affordable Group Housing Colony at Village Kherki-Daula, Sector-76, Gurugram.

The project site for Affordable Group Housing colony Project is to be developed by M/s Nexus Infracon Pvt. Ltd. The project site is located in the revenue estate of Village Kherki Dhaula Sector-76, Gurugram-Manesar Urban Complex, Haryana on a land measuring 10 acres. The category of the project is 8(a) as per EIA Notification, 2006 & its amendments. Total Plot area is 40,468.56 m² (10 acres). Total built up area of project including FAR and Non-FAR will be approximately 120948.204 sqm and net area is 38,849.82 sqm. The ground coverage will be 7612.27 sqm. The achieved residential FAR is 92069.16 sqm, achieved commercial 3026.19 sqm and Non-FAR is 25474.220 sqm. The project comprises of Community facilities, commercial Block, residential facilities etc. The total water requirement for the project will be 1019 KLD out of which domestic water demand is 654 KLD. The fresh water requirement will be 677 KLD. It is expected that the project will generate 884 KLD from project of wastewater. The wastewater will be treated in on site STP with MMBR technology of 1060 KLD capacity. The STP treated water will be used for Flushing, Horticulture. Total green is proposed to be 8229.32 SQM, which is 20.34% of the project site area and number of trees will be 536. The total electrical load for the project is 3350 kW. There is provision of 1 no. of DG sets of total capacity 500 kVA for power back up in the Group Housing Project. The DG sets will be equipped with acoustic enclosure to minimize noise generation and adequate stack height for proper dispersion. Parking requirement for the project as per as per Haryana Bye Laws is 720 ECS while the parking proposed to be provided in the project is 734 ECS. There will be total solid waste generation of 3966 kg/day. Out of which, the bio-degradable waste will be composted in the project premises and the manure produced will be used for horticulture and green development. 10 rainwater harvesting pits have been proposed in the project for artificial ground water recharge. The total cost of project is Rs.200 crore. The Air quality data shows exceeding baseline in respect of PM10 and PM2.5 parameters which ranges approximately from 165.5-272.6 and 103.8-143.4, SO₂ is 11.9-15.6, NO₂ is 56.6-62.9, CO is 1630-1930 respectively. Incremental air pollution in respect of PM2.5 is 0.0298 µg/m³, NO_x is 1.016 µg/m³, SO_x is 0.1247 µg/m³, CO is 0.3885 µg/m³.

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

I. Statutory compliance:

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

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

II. Air quality monitoring and preservation

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

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

III. Water quality monitoring and preservation

- I. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- II. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- III. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- IV. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- V. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- VI. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- VII. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- VIII. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- IX. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- X. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- XI. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. 10 Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
- XII. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- XIII. All recharge should be limited to shallow aquifer.
- XIV. No ground water shall be used during construction phase of the project.
- XV. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- XVI. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- XVII. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- XVIII. No sewage or untreated effluent water would be discharged through storm water drains.
- XIX. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert

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

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

IV. Noise monitoring and prevention

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

V. Energy Conservation measures

- I. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured in addition. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- 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.

VI. Waste Management

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

- V. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- VI. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- VII. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- VIII. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- IX. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- X. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

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

VIII. Transport

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

IX. Human health issues

- I. All workers working at the construction site and involved in loading, unloading, carriage of

construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.

- II. For indoor air quality the ventilation provisions as per National Building Code of India.
- III. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- IV. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- V. Occupational health surveillance of the workers shall be done on a regular basis.
- VI. A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

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

XI. Miscellaneous

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

presentation to the Expert Appraisal Committee.

- IX. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of planning of this project.
- X. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- XI. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- XII. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- XIII. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- XIV. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- XV. The PP shall obtain the approval of the safety plan, fire hide rents, hydrolic ladder before the issuing of occupation.

178.13 Amendment in Environmental Clearance for expansion of (Phase-II) IT/information Technology Enable Services(SEZ) at village- Gwal pahari in Sohna Block, District Gurgaon Haryana by M/s ASF Insignia SEZ Pvt. Ltd.

Project Proponent : Mr. Anil Kumar
 Consultant : Ind Tech House Consultant

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 01.03.2019 for amendment in Environmental Clearance under EIA Notification dated 14.09.2006. The case was taken up for appraisal in the 177th meeting of the SEAC held on 20.03.2019. The Project Proponent vide letter dated 19.03.2019 informed that due to unavoidable circumstances, certain key members of their expert team are unable to present their case and requested to consider their case in the next upcoming SEAC meeting. The case was taken up in 178th meeting regarding the amendment/inclusion of area of basement in Environment Clearance issued vide letter no.SEIAA/HR/2014/331, dated 21.02.2014. The details of the project as per EC letter issued dated 01.04.2009 and 21.02.2014 are as under:

COMPARATIVE STATEMENT ALONGWITH AMENDMENT				
ITEM	EC Letter 01.04.2009 Phase-I	AS / EC LETTER DT:21/02/2014 Phase-II	Total (Phase-I +Phase-II)	AMENDMENT
CATEGORY OF PROJECT		8 (b)		
PLOT AREA	101616.56 (25.11 ACRES)	91378.02 (22.58 ACRES)	192994.58 Sqm (47.69 ACRES)	
BUILT UP AREA	276249	213141	489390	Total 792209.65 sqm (including 302819.65 sqm as amended for basement in EC

				letter dated 21/02/2014)
PROCESSING ZONE BUA	201409 (67%)	152674	354083	
NON PROCESSING ZONE BUA	74840 (33%)	60467	135307	
STOREY	9 to 15 and 03 Basements			Basement-I 107709 sqm Basement-II 99545.25 sqm Basement-III 95565.41 sqm Total of I+II+III 302819.65 sqm
BUILDING UNDER NON PROCESSING ZONE		HOUSING & SERVICE APPTTS, COMMERCIAL OFFICES, AMENITIES, SHOPPING, TRG CENT		HOUSING & SERVICE APPTTS, COMMERCIAL OFFICES, AMENITIES, SHOPPING, TRG CENT
MAX HEIGHT		90 M		
WATER				
TOTAL WATER REQUIREMENT	965.6	877.6	1843.2	
WASTE WATER GENERATION	482.12	467.3	949.4	
STP CAPACITY		1050 (3 NOS STP OF EACH 350 KLD)		
TOTAL POWER REQUIREMENT	19.5 MVA	20.5 MVA	40 MVA	
GREEN AREA PROPOSED		35.15%		
RWH		40 RWH PITS		
SOLID WASTE	4.3 TPD	4 TPD	8.3 TPD	
PARKING		10100 ECS	10100	

The PP submitted in written regarding the inadvertently non-inclusion of area of basement in the EC letter of Phase I and Phase II clearances and wherein the PP presented salient features of project and explained in detail the reasons for the amendment in EC 2014.

- 1) The project involves constructions of total built up area of 354083 sq.mtrs in it's Processing Zone (PZ) by way of IT/ITES buildings and Commercial buildings; and an area of 135307 sq/mtrs in it's Non Processing Zone (NPZ) by way of housing, service apartment, commercial office, amenity and shopping space, training centre, etc. i.e. a total built up area of 489390 sq.mtrs at ground level and above, as approved in the EC 2014.
- 2) Even though the PP in it's submissions to SEAC/SEIAA prior to obtaining EC 2014 had represented that it shall be providing for 10100 car parks (ECS) and constructing basements for accommodating ECS and required services therein; and had also submitted lay out plans for it's basements proposed to be constructed in PZ & NPZ, but since the built up area applied for by PP was only in respect of spaces proposed to be constructed at ground level and above, inadvertently the area of basements was not included in the EC 2014 granted to PP.
- 3) PP has made the present application for requesting to amend EC 2014 only for including the area of it's basements admeasuring 302819.65 sq.mtrs. as part of it's project, which had been missed out from EC 2014 granted even though ECS parking requirement shown in layout plan.

- 4) Members of SEAC observed that the lay out plans for the project submitted by PP in 2013-14 and also its submissions made for obtaining EC 2014 clearly reveal that PP was to construct basements for parking and services in its project; and that provisions for 10100 ECS had also been proposed in the project. Going by the mandated requirement of providing for 35 sq.mtrs. for each ECS, total 10100 ECS projected by PP in its project would have required provisioning of an area of approximately 3.5 lacs sq.mtrs.
- 5) PP has submitted that after deducting some ECS at surface level and for catering to minimum, required services within basements, the PP has/shall be constructing built up area of 302819.65 sq.mtrs. as part of its basements as per lay out submitted in 2013-14.
- 6) On query from Members, the representatives of PP submitted that buildings constructed so far in its project are having provision for basements as shown in layouts already submitted to SEAC/SEIAA. In support of its contentions, PP produced sanctioned building plans for its IT/ITES building's –B2 & B3 in PZ and Phase I of its residential towers in NPZ to show that basements have been constructed at 3 levels as proposed in layouts submitted by PP in 2013-14.

After detailed deliberations on built up area including processing zone and non-processing zone, building lay out plans, basement and number of parking submitted by the PP for obtaining EC, it was decided that to carry out the amendment with the built up area of 302819.65 sq.mtrs pertaining to basements constructed/proposed to be constructed by PP as per details submitted by PP in 2013-14 during the appraisal for grant of EC 2014 to the area of 489380 sq.mtrs at ground floor level and above, which is already approved and mentioned in EC 2014. The Committee decided to recommend an amendment with a total built up area of 792209.65 sq.mtrs. in EC letter no.SEIAA/HR/2014/331, dated 21.02.2014 (including already approved area of 489380 sq.mtrs + an area of 302819.65 sq.mtrs pertaining to basements).

178.14 EC for construction of commercial colony project located at Sector-6 & 11 in Revenue Estate of Ratgal, District Kurukshetra, Haryana by M/s Divine Vision Infraestate Pvt. Ltd.

Project Proponent : Sh. Harish Kumar Luthra, Director (Authorised Signatory)
 Consultant : M/s Oceao-Environ Management Solutions (I) Pvt. Ltd.

The Project was submitted to SEIAA on 06.10.2015 and was taken up in the 128th meeting of SEAC held on 25.02.2016. The committee unanimously referred the case to the SEIAA for initiative necessary legal action as the Project proponent has already started the construction work which amounts to violation of EIA Notification 14.09.2006. The project was submitted to the SEIAA, Haryana on 15.06.2018. The project proponent had submitted the Form-1, Form-1A and Conceptual Plan to the SEIAA with reference to the Notification No. S.O.804(E), dated the 14th March, 2017 and subsequent Notification No. S.O.1030(E) dated 08th March, 2018, issued by the Ministry of Environment, Forest and Climate Change. The MoEF & CC has prescribed the process for appraisal of projects for grant of Terms of Reference and Environmental Clearance, which have started the work on site, expanded the production beyond the limit of environmental clearance or changed the product mix without obtaining prior environmental clearance as mandated under the Environment Impact Assessment Notification, 2006 [S.O.1533 (E), dated the 14th September, 2006;

The Ministry of Environment, Forest and Climate Change in the Notification dated 08.03.2018 inter alia, directed vide sub-paragraph (2) of paragraph 13, that in case the projects or activities requiring prior environmental clearance under Environment Impact Assessment Notification, 2006 from the concerned Regulatory Authority, are brought for environmental clearance after starting the construction work, or have undertaken

expansion, modernization, and change in product- mix without prior environmental clearance, these projects shall be treated as cases of violations and in such cases, even Category B projects which are granted Environmental Clearance by the State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986 shall be appraised for grant of environmental clearance only by the State Expert Appraisal Committee and Environmental Clearance will be granted at the State level by State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986.

Thereafter the proposal was considered by the State Expert Appraisal Committee, Haryana in its 172nd meeting held on 03.07.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively. The PP neither attended the 172nd meeting nor requested for adjournment. The Committee gave 30 days notice to the project proponent. The term of the SEAC ended on 20.08.2018 as per EIA notification dated 14.09.2006, in the absence of duly constituted SEIAA/SEAC. The case was forwarded to the MoEF & CC, GoI as per EIA Notification, 2006. Now after the receipt of file from the Ministry the case is taken up in the 178th meeting on 11.04.2019 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively. Before issuing the terms of reference, the committee deliberate on the issue of prosecution recommended by the SEIAA and the status of CTE/CTO issued by the Haryana State Pollution Control Board. The Committee unanimously decided that before the case is taken up:

- 1) The project Proponent shall submit the proof of copy of legal action initiated by the State Government for not obtaining the prior Environment Clearance under EIA Notification 14.09.2006.
- 2) The Project Proponent also submits the copy of CTE/CTO issued by the Haryana State Pollution Control Board, if any.
- 3) The PP should submit a proof of having applied for Environment Clearance during window period of MoEF&CC.

The PP is advised to submit the required information as detailed above and it was made clear to the PP that his project will be considered as received only after the receipt of complete information with justification in 15 days. In case of non-receipt of information in time, the case shall be recommended for rejection/ filing.

178.15 EC for Warehouse Project in the revenue estate of Village Pathrari, Gurgaon, Haryana by M/s Sunsat Infotech Pvt. Ltd.

Project Proponent : Shri Rakesh Kumar Yadav
 Consultant : M/s Vardan Environet

The project was submitted to the SEIAA, Haryana on 15.06.2018. The project proponent has submitted the Form-1, Form-1A and Conceptual Plan to the SEIAA with reference to the Notification No. S.O.804(E), dated the 14th March, 2017 and subsequent Notification No. S.O.1030(E) dated 08th March, 2018, issued by the Ministry of Environment, Forest and Climate Change. The MoEF & CC has prescribed the process for appraisal of projects for grant of Terms of Reference and Environmental Clearance, which have started the work on site, expanded the production beyond the limit of environmental clearance or changed the product mix without obtaining prior environmental clearance as mandated under the

Environment Impact Assessment Notification, 2006 [S.O.1533 (E), dated the 14th September, 2006.

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

Thereafter the proposal was considered by the State Expert Appraisal Committee, Haryana in its 172nd meeting held on 04.07.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively. The PP neither attended the meeting nor requested for adjournment. The Committee is of the view that 30 days notice be issued to the project proponent.

The matter was listed before SEAC in 112th, 117th and 119th meeting of SEAC held on 14.09.2014 and sub-committee was constituted to visit the site the sub-committee submitted the report on 01.06.2016 and the case was taken up in the 134th meeting and the case was referred to the SEIAA for initiating further legal action/prosecution. Thereafter the term of the SEAC ended on 20.08.2018 as per EIA notification dated 14.09.2006. In the absence of duly constituted SEIAA/SEAC, the case was forwarded to the MoEF & CC, GoI as per EIA Notification, 2006. Now, after the receipt of file from the Ministry the case is taken up in the 178th meeting on 11.04.2019 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively.

The Project Proponent submitted in writing that:

1. Our case of proposed warehouse has been fixed for approval of ToR under violation category.
2. We have applied earlier for obtaining EC in the year 2015-16 to SEIAA, Haryana offline.
3. After submitting the EC application there is change in our planning regarding the total built up area to be constructed keeping into the demand of warehouses in the market.
4. Accordingly, we have got the building plans approved of area less than 20,000 sqm.
5. As per EIA Notification, 2006 the EC is applicable for the projects with built up area more than 20,000 sqm. Thus, EC was not applicable to our project anymore.
6. Accordingly, we did not follow our case for grant of EC with SEIAA, Haryana
7. We have constructed the building and obtained the occupation certificate from DTCP, Haryana also for area as sanctioned in building plan.
8. It is our humble request to close our earlier file as EC was not applicable to our warehouse project.

The committee deliberated on the issue of prosecution recommended by the SEIAA and the status of CTE/CTO issued by the Haryana State Pollution Control Board and the written request of PP. The Committee unanimously decided that the case cannot be appraised or considered as the case is already pending with the SEIAA, Haryana and the file be sent back to SEIAA for taking necessary action as they deem fit.

178.16 Revision cum Expansion of Residential Plotted Colony "Vatika City Central" at Village Sarai Mahdood, Sonda, Kanwali, Dist- Ambala, Haryana by M/s Vatika Limited.

Project Proponent : Shri Virender Dhar (Authorised Representative)
 Consultant : Vardan Environet

The project proponent submitted the case for obtaining Environmental Clearance to the SEIAA, Haryana on 24.12.2014 as per check list approved by the SEIAA/SEAC.

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

Thereafter the case was taken up for approval of Terms of Reference in the 119th meeting of the SEAC held on 21.10.2015. During discussions, it was informed by the PP that their case was taken up by the EAC, MoEF in its 148th meeting held on 19th May, 2015 wherein Terms of Reference were approved and conveyed vide letter No. 21-92/2015-IA-III dated 22.06.2015. The PP further informed that he has already collected the baseline data in compliance of ToR approved by EAC. The matter was discussed in the 119th SEAC meeting and it was decided that the PP will collect one month more baseline data and submit EIA report by incorporating the fresh data accordingly.

The Terms of Reference approved by the MoEF/SEAC were conveyed to the project proponent vide letter No. 136 dated 02.11.2015. The PP submitted the EIA/EMP vide their letter dated 25.11.2015. Thereafter, the case was taken up in the 128th meeting of the SEAC held on 26.02.2016. The case was not heard as the license No. 256 of 2007 is valid upto 06.11.2015. PP was advised to submit the revalidated license.

The observations of 128th meeting were conveyed to the PP vide letter No. 732 dated 08.03.2016. The PP submitted the reply vide letter dated 14.10.2016. Thereafter, the case was taken up in the 145th meeting of the SEAC held on 29.11.2016.

The Project Proponent vide their letter dated 25.11.2016 requested for adjournment and the same was discussed in the meeting. The Committee acceded to the request and decided to issue 30 days notice to the PP. Accordingly the notice will be issued by the Secretary, SEAC to the Project Proponent.

The observations of 152nd meeting were conveyed to the PP vide letter No. 2007 dated 06.06.2017. The PP submitted the reply on 06.07.2017. Thereafter, the case was taken up in the 156th meeting of the SEAC held on 08.08.2017.

After detailed discussions, the following shortcomings were concluded:

- [1] The PP should submit the assurance of the supply of the water during construction phase from safe area through tankers and permission from CGWA for using the ground water of the existing borewell including permission from HUDA for supply of water during Construction and Operation Phase with detailed clarification regarding availability of water in the area.
- [2] The PP to submit the certified copy of report from Regional Director, MoEF regarding status of compliance of the conditions stipulated in the Environmental Clearance as contained in the MoEF circular dated 30.05.2012.
- [3] The PP to submit Status of compliance of the conditions and environmental safeguards stipulated in the earlier clearance letters.
- [4] The PP should submit revised ground water report.

- [5] The PP to provide the detail plan of compliance of CGWA conditions for withdrawal of ground water.
- [6] The PP should clarify that permission taken from CGWA for fresh water requirement is only 50%.
- [7] The PP should submit revised ambient air quality fresh data of one week from all sites.
- [8] The PP should submit audited CSR report w.r.t. the expanded portion with specific plan.
- [9] The PP should submit the impact on ambient air quality due to DG sets emission and vehicular movement.
- [10] The PP should submit Green Belt Plan.
- [11] The PP should submit details for total water requirement viz-a-viz from CGWA.
- [12] The PP should submit sewage disposal permission from HUDA.
- [13] The PP should submit details of water bodies such as drain, canal, nullah etc. along with level w.r.t. Survey of India sheet.
- [14] The PP should submit the proposal for green buffer on both sides of the drain.
- [15] The PP should submit revised municipal solid waste management plan.

The observations of 156th meeting were conveyed to the PP vide letter No. 2199 dated 22.08.2017. The PP submitted the reply vide letter dated 06.09.2017. Thereafter, the case was taken up in the 158th meeting held on 28.09.2017.

After detailed discussions, the following shortcomings were concluded:

- [1] The PP should submit the assurance of the supply of the water during construction phase from safe area through tankers and permission from CGWA for using the ground water of the existing borewell including permission from HUDA for supply of water during Construction and Operation Phase with detailed clarification regarding availability of water in the area.
- [2] The PP to submit the certified copy of report from Regional Director, MoEF regarding status of compliance of the conditions stipulated in the Environmental Clearance as contained in the MoEF circular dated 30.05.2012.
- [3] The PP to submit Status of compliance of the conditions and environmental safeguards stipulated in the earlier clearance letters.
- [4] The PP to provide the detail plan of compliance of CGWA conditions for withdrawal of ground water and should submit revised ground water report.
- [5] The PP should submit audited CSR report w.r.t. the expanded portion with specific plan.
- [6] The PP should submit sewage disposal permission from HUDA.
- [7] The PP should submit the proposal for green buffer on both sides of the drain.

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

The case was taken up in the 158th Meeting of the SEAC on 28.09.2017 and the case was deferred as the reply of the observation was not received. After the completion of the term of SEIAA the case file was transferred to MoEF&CC on 14.09.2018. Whereas after the constitution of new SEIAA/SEAC, the case was taken up in 176th meeting but the case file was not received in SEIAA/SEAC, Haryana and it was decided by the Committee that the PP shall get extend the EC granted in 2009 which has already been expired in 2016. The Committee decided that the project will be taken up after receipt of the case file from MoEF&CC.

The case file received from the MoEF & CC on 25.03.2018 and the case is again taken up in

178th meeting of SEAC and it was conveyed vide 176th meeting minutes that the PP shall get extend the EC granted in 2009 which has already been expired in 2016. The PP supplied the reply of observations raised in 158th meeting on 25.02.2019 in the SEIAA.

It was decided by the Committee that the PP shall get extend the EC granted in 2009 which has already been expired in 2016. The PP is advised to submit the required information within 15 days and it was made clear to the PP that his project will be considered as received only after the receipt of complete information including extension of Environment Clearance.

178.17 EC for construction of affordable group housing colony at revenue estate Village Riwazpur and Tikawali, Sector 89, Faridabad, Haryana by M/s Alesia Buildtech Pvt. Ltd.

Project Proponent : Shri Jetaish Kumar
Consultant : Aplinka Solutions

The project proponent submitted the case to the SEIAA on 19.07.2018 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under EIA Notification dated 14.09.2006. The case was taken up for appraisal in the 175th meeting of the SEAC held on 13.08.2018. After detailed deliberations the following observation was made:

1. The PP should mark the level of site and its surrounding w.r.t. Survey of India sheet including distance and level of Chaisa Distributory.

The observations of 175th meeting were conveyed to the PP vide letter No. 3066 dated 20.08.2018. It was further informed to the Committee that the tenure of SEIAA/SEAC, Haryana was completed on 20.08.2018 and the present case was transferred to Ministry of Environment, Forests & Climate Change (MoEF&CC) on 14.09.2018. After the constitution of new Committee on 30.01.2019, the case was again sent back by MoEF&CC to SEIAA/SEAC for appraisal.

The PP has submitted its reply with regard to the above mentioned observation. Thereafter, the case was taken up in 178th meeting of SEAC held on 11.04.2019.

During presentation, the Committee was informed that it is a proposed Affordable Group Housing Colony located in revenue estate of Village Riwazpur & Tikawali, Sector-89, Faridabad, Haryana by M/s Alesia Buildtech Pvt. Ltd. The estimated cost of the project is Rs.206.34 Crores. Total Plot area is 6.331 Acres (25,620.61 Sq. meters) and net Plot area is 5.81 acres (23,540.61 sqm). Total built up area will be 88,385.58 Sq. Meters. Basement area of 12,570 sqm has been proposed. The project will comprise of 15 residential towers i.e. Tower T1 & T2 (G+20) and Tower T3 – T15 (G+14), Commercial area, community & Anganwadi/Creche area. The maximum height of the building is 70 m. The green area development has been kept as 20% (i.e. 4708.12 sqm). The total water requirement for the project will be 423 KLD (i.e.292 KLD of fresh water & 131 KLD of recycled treated water). The waste water generation will be 339 KLD which will be treated upto tertiary level in STP having total capacity of 420 KLD. The STP treated water will be used for flushing and horticulture. Environment Management cost is Rs.66.5 lakh, Environment Monitoring Cost is during construction and operation phase is 15.9 lakh/annum respectively. The amount earmarked for CER is 2.06 Cr.

The Air quality data shows exceeding baseline in respect of PM10 and PM2.5 parameters which ranges from 191.87 to 249.25 µg/m³ and 119.39 to 158.24 µg/m³, SO₂ 20.48-26.65 µg/m³, NOX 33.31-37.37 µg/m³,

respectively. Incremental air pollution in respect of PM10 is 0.042g/s, SO2 is 0.13 µg/m³, NOX 0.81 µg/m³ and CO 0.147 µg/m³. PP has submitted special mitigative measures for controlling air pollution for construction phase and operation phase which includes 3 meters high barricade wall at the periphery, broad leafy trees would be planted as green belt, trees with heavy foliage would be planted on both side of carriage way, ultra low sulphur diesel (5 ppm) would be used as fuel in DG Sets, Stack height of DG set would be as per CPCB norms. These measures would minimize the impact on air environment.

It was informed by the project proponent that the power requirement for the project will be 2831 kVA. Total power back up is 2500 kVA. Parking proposed is of 445 ECS and 890 for two wheelers. There will be total solid waste generation of 2381.66 Kg/day. Out of this the bio-degradable waste 1429 Kg/day will be composted in 1 Organic Waste Converter provided within the project premises and the manure produced will be used for horticulture and green development. The calculations of the same are in accordance with the prescribed norms. It was pointed out that the required water for the project will be provided through HUDA.

Detailed discussions were held about Solid Waste Management, rain water harvesting, fire fighting plan, noise and vibration plan, health and welfare of the laborers, electrical hazard plan, environment monitoring plan, energy conservation measures and environment management plan and level of site and its surrounding w.r.t. Survey of India sheet including distance and level of Chaisa Distributory. There will be 6 numbers of rain water harvesting structures as approved by the Central Ground Water Authority (CGWA). The mitigation measures were found in order by the Committee.

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

I. Statutory compliance:

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

Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

II. Air quality monitoring and preservation

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

III. Water quality monitoring and preservation

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

- Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- (vii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
 - (viii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
 - (ix) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
 - (x) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 - (xi) The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. 06 Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
 - (xii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
 - (xiii) All recharge should be limited to shallow aquifer.
 - (xiv) No ground water shall be used during construction phase of the project.
 - (xv) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
 - (xvi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
 - (xvii) Sewage shall be treated in the STP with tertiary treatment having BOD value less than 10 PPM. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
 - (xviii) No sewage or untreated effluent water would be discharged through storm water drains.
 - (xix) Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
 - (xx) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
 - (xxi) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

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

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

V. Energy Conservation measures

- (i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also.
- (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.

VI. Waste Management

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

VII. Green Cover

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

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

VIII. Transport

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

IX. Human health issues

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

X. Corporate Environment Responsibility

- (i) The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
- (ii) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined

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

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

XI. Miscellaneous

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