

Minutes of the 211<sup>th</sup> Meeting of the State Expert Appraisal Committee (SEAC), Haryana constituted for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006 held on 26.02.2021 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, through Video Conferencing (VC).

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Agenda Item No.	Minuting	Correction/To be read as											
210.14	<b>Page No. 65</b> <b>Table 1: Basic Details</b>												
	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total Green Area with %</th> <th>36,215.542 m<sup>2</sup> (@33.33 % of the net area for residential development)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td> <ul style="list-style-type: none"> <li>• Landscape on ground (17.68 %) - 19,210.55</li> <li>• Landscape above basement area at ground level (15.64%)- 17,004.992</li> </ul> </td> </tr> </tbody> </table>	Sr. No.	Total Green Area with %	36,215.542 m <sup>2</sup> (@33.33 % of the net area for residential development)			<ul style="list-style-type: none"> <li>• Landscape on ground (17.68 %) - 19,210.55</li> <li>• Landscape above basement area at ground level (15.64%)- 17,004.992</li> </ul>	<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Total Green Area with %</th> <th>36,215.542 m<sup>2</sup> (@33.33 % of the net area for residential development)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Sr. No.	Total Green Area with %	36,215.542 m <sup>2</sup> (@33.33 % of the net area for residential development)		
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210.08	<b>EC for Proposed Integrated Residential Colony Plotted and Group Housing Sushant City Royaleat Sector 35/36 Karnal Haryana by M/s Ansal Landmark (Karnal) Township Private Limited</b>	Omitted											

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 210<sup>th</sup> Meeting were discussed and approved without any modification. In the meeting 14 numbers of projects received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

In the wake of recent crises of COVID-19, lockdown situation, Committee took a decision to scope and appraises the EC cases as per the guidelines issued by MoEF&CC from time to time by video conferencing. It was decided that before the commencement of online video conferencing the agenda is required to be mailed beforehand. Accordingly the agenda of the present meeting was mailed to SEAC members in advance and a video conference meeting was organized in this regard on 26.02.2021.

The 211<sup>th</sup> meeting of SEAC Haryana was held online by video conferencing on 26.02.2021 and following members joined the meeting:

Sr. No.	Name	Designation
1.	Shri PrabhakarVerma	Member
2.	Dr. S.N Mishra	Member

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3.	Dr. Vivek Saxena	Member
4.	Shri Raj Kumar Sapra	Member
5.	Dr. Mehar Chand	Member
6.	Ar. Hitender Singh	Member
7.	Dr. Surinder Kumar Mehta	Member
8.	Sh. Anil Kumar Mehta	Member
9.	Dr. R. K. Chauhan, Joint Director, Environment & Climate Change Department, Haryana	Secretary

**211.01 Amendment in EC for “Commercial cum Office Complex” at Sector 42, Golf Course Road, Gurugram, Haryana by M/s Munjal Hospitality Pvt. Ltd .**

**Project Proponent : Smt. Sonia Kalia & Mr. Bhushan Sahney**  
**Consultant : Perfect Enviro Solutions Pvt. Ltd.**

The project was submitted to the SEIAA, Haryana vide online proposal no. SIA/HR/NCP/187227/2020 on 18.12.2020 as per check list approved by the SEIAA/SEAC, for amendment in earlier Environment Clearance granted by MoEF&&CC vide File no. 21-120/2018-IA-III dated 20.8.2020

Thereafter, the case was taken up in 211<sup>th</sup> meeting of SEAC held on 26.02.2021. The PP presented the case before the committee

- The project has been granted Environment Clearance vide File no. 21-120/2018-IA-III dated 20.8.2020 for Plot area 15959.56 sqm and built up area 98935.114 sqm. Now due to revised Building Plan sanctioned. The total plot area of the project will remain the same i.e. 15959.56 sqm (3.94 acres) and the net plot area will be 14671 sqm and the total built up area of the proposed project will be decreased from 98935.114 sqm to 93444.048.
- Grant of consent to Establish to M/s Munjal Hospitality Pvt. Ltd. Vide letter No. HSPCB/Consent/ : 329962320GUNOCTE7904444Dated:31/08/2020
- The PP submitted the form IV for amendment in Environment Clearance issued vide File no. 21-120/2018-IA-III dated 20.8.2020
- No wildlife Sanctuary falls within 10km from the project site.

**Table 1**

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

S.no	Plant/ Equipment/ Facility	Existing Configuration	Proposed Configuration	Final configuration after amendment
1	STP capacity	320 KLD	135 KLD	455 KLD
2	Total solid waste generation	1058 kg/day	72 kg/day	2011 kg/day
3	Total waste water generation	268 KLD	44 KLD	312 KLD
4	Total water requirement	397 KLD	134 KLD	531 KLD
5	Built up area	98935.114 sqm	-7884.996	93444.048sqm
6	Basement Area	40682.72 sqm	-	31,547.531 sqm

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7.	Non FAR	40682.72 sqm	-	6970.113 sqm
8.	Total population	7053	925	7978
9.	Number of floors	4B+G+21	-2	4B+G+19

The Discussion was held on the Environment clearance issued by MoEF&CC, increase in population, STP, solid waste, total water requirement, total plot area, built up area, no. of floors etc. and it is also deliberated that the population has been changed in view of staff requirement and committee raised certain observations along with area details. The PP submitted the reply of the said observation on 26.02.2021 and requested that the details will also be uploaded on portal. The reply was placed before the committee and after discussion committee considered the reply.

*Sh. A.K. Mehta, member raised a point along with dissent note regarding increase in ground coverage, increase in fresh water requirement, waste water and solid waste and pointed "that it is a case of expansion as in this case there is increase in pollution load from activity and needs fresh EIA due to additional impact on Environment and environment risks and mitigate". It is also raised that the increase of pollution loads in number of activities to be considered. The points of member were considered and deliberated that in view of approval of building plans the amendment is sought in recently granted EC dated 20.8.2020. After that the committee decided by majority that as the plot area and built up area has not been increased and due to approval of building plan and planning, the population and related parameters have been changed which to be appraised as amendment in the EC granted to the project dated 20.08.2020.*

After detailed deliberations on the above said issues the Committee was of the unanimous view that this case be recommended for the amendments in the earlier EC issued vide letter no. File no. 21-120/2018-IA-III dated 20.8.2020 to SEIAA with the following additional stipulations and other conditions will remain the same as per earlier Environment clearance dated 20.08.2020.

**Additional Stipulations:-**

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
4. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO<sub>2</sub> load by 30% if HSD is used by installing wet scrubbers/ other Air Pollution Control Measures (APCM).
5. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor.

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Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.

6. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
7. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
8. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
9. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
10. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building in regards to increase of beds.
11. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
12. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority for amendment part.
13. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority for amendment part.
14. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
15. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
16. The PP shall provide the mechanical ladder for use in case of emergency.
17. The PP shall take CTE from HSPCB for amendment part, if applicable. And follow all the conditions laid down in CTE/CTO for amended part along with already granted.
18. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

**211.02 EC for Proposed Integrated Residential Colony Plotted and Group Housing Sushant City Royale at Sector 35/36 Karnal Haryana by M/s Ansal Landmark (Karnal) Township Private Limited**

**Project Proponent : Mr. Mukesh Kumar**  
**Consultant : Ind Tech House Consultancy Pvt. Ltd.**

The project was submitted to the SEIAA, Haryana vide online proposal noSIA/HR/MIS/56727/2017. The Project was submitted to the SEIAA, Haryana on 10.10.2016. The project proponent submitted the case the SEIAA as per check list approved by the SEIAA/SEAC. The case was taken up for approval of Terms of Reference in the 143<sup>rd</sup> meeting of the SEAC held on 27.10.2016. The Project proponent requested for adjournment and the same was discussed in the meeting. The Committee acceded to the request and decided to issue 30 days' notice to the PP. Accordingly the

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notice will be issued by the Secretary, SEAC to the Project Proponent. The observations of 143<sup>rd</sup> meeting were conveyed to the PP vide letter No. 1582 dated 08.11.2016. The PP submitted the request on dated 27.06.2017.

Thereafter, the case was taken up in the 155<sup>th</sup> meeting of the SEAC held on 11.07.2017. The Project Proponent requested for adjournment and the same was discussed in the meeting. The Committee acceded to the request and decided to issue 30 days' notice to the PP. Accordingly the notice will be issued by the Secretary, SEAC to the project Proponent.

The observations of 155<sup>th</sup> meeting was issued to the PP vide letter No. 2120 dated 27.07.2017. Final Show Cause Notice was also issued to the PP vide letter No. 2656 dated 20.04.2018 for not submitting the reply as per the MoEF&CC guidelines No. J-11 013/5/2009-IA-II (Part) dated 30.10.2012.

The Project Proponent on 19.04.2018 has submitted the Form-1, For-1A and Conceptual Plan to the SEIAA with reference to the Notification No. S.O.804 (E), dated the 14<sup>th</sup> March, 2017 and subsequent Notification No. S.O. 1030(E) dated 08<sup>th</sup> 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 14<sup>th</sup> 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 169<sup>th</sup> meeting held on 17.05.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively.

During presentation, the Committee was informed that it is proposed construction of Integrated Residential Colony (Plotted & Group Housing) "Sushant City/Royale" at Sector-35/36, Karnal, Haryana by M/s Ansal Landmark (Karnal) Township Pvt. Ltd. Total Plot area is 139.33 Acres (56.628 **211<sup>th</sup> Video Conferencing (VC) Meeting of SEAC, Haryana, dated 26.02.2021**

Hectares). The built up area is 92605.037 Sq. Meters for group housing. The said project/activity is covered under category B of item 8(b) of schedule to the EIA Notification, 2006 and requires prior Environmental Clearance.

The Project Proponent informed that the Environmental Clearance was granted to the Project under Category 8(b) for 1132000 Sq. Meters vide letter No. 21-201/2007-1A.III dated 30.10.2007. PP further informed that they have constructed 12026 Sq. Meters area after the expiry of Environmental Clearance (Copy of presentation duly signed by the project proponent is placed in the case file).

The Committee was unanimously decided that it is a confirmed case to be of violation of the EIA Notification, 2006 and recommended to SEIAA for the following:

- i) The State Government/SPCB to take action against the project proponent under the provisions of the section 19 of the Environment (Protection) Act, 1986, and further no consent to operate or occupancy certificate to be issued till the project is granted EC.
- ii) Grant of Terms of Reference for undertaking EIA and preparation of Environment Management Plan (EMP)
- iii) Public hearing to be conducted for the project and the issues raised by the public should be addressed in the Environmental Management Plan
- iv) The Project Proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource augmentation plan with the SPCB prior to the grant EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.

The EIA report was submitted to the SEIAA, Haryana vide online proposal noSIA/HR/MIS/56727/2017 dated 06.11.2020 for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The TOR was granted to the project on 07.08.2018 under violation notification 14.03.2017 and 08.03.2018.

Then, the case was taken up in 206<sup>th</sup> meeting of SEAC Haryana held on 27.11.2020S but the PP and the consultant requested in writing to defer the case. The SEAC deliberated that as the case is pending since long but on the request of PP the committee acceded the request and decided to defer the case for the last time. Again the case was taken up in 211<sup>th</sup> meeting held on 26.02.2021. The PP informed in writing that they have received a letter from HSPCB dated 26.02.2021 and sought information regarding filling of prosecution details in the special Environment court Kurukshetra. In view of this PP and consultant requested to defer the case. The committee deliberated that as the case has already been deferred on the number of occasions and last chance was also given. Now committee deliberated to give the last chance in view of request of PP referring to the letter of HSPCB. The committee conveyed that next time case will be treated in reference to existing Moef&CC guidelines/Notifications etc., if PP and consultant failed to reply.

**211.03 EC for Proposed Bulk Drug & Bulk Drug Intermediates (Cap-113.6 MT/Annum) manufacturing unit Khasra No. 57/2,3,4,5,6,7,8,58/1,10 in Village Seenkh, Tehsil Israna, District Panipat, Haryana by M/S ARMN Pharmaceutical India Private Limited**

**Project Proponent : Dr. Karamvir Malik**  
**Consultant : SBA Enviro System Pvt. Ltd.**

The project was submitted to the SEIAA, Haryana vide online proposal no.SIA/HR/IND2/176576/2020 dated 30.09.2020. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 5(f) of EIA Notification 14.09.2006.

The Project/activity is covered under Category A of item 5(f) "Synthetic Organic Chemicals Industry" of the schedule to the EIA Notification, 2006 and requires appraisal at central level by sectoral EAC in the Ministry.

However, as per Notification, Vide S.O. 1223(E) dated 27/03/2020 MoEF&CC deems it necessary to expedite the prior EC to the projects or activities in respect of bulk drugs and intermediates. As a part of comprehensive and robust system to handle the Novel Corona Virus (COVID-19) outbreak, drug availability or production to reduce the impact of the Novel Corona Virus (COVID-19) is to be ensured. The Ministry deems it necessary that all the projects or activities in respect of bulk drugs and intermediates manufactured or addressing ailments such as Novel Corona Virus (COVID-19) and those with similar symptoms are categorized as B2 for a period up to 30<sup>th</sup> September, 2020 and further up to 31.03.2021 as an interim measure.

Therefore, in the wake of recent crises of COVID-19, lockdown situation, notification of MoEF& CC regarding API and bulk drugs and subsequent OM issued on 11<sup>th</sup> March, 2020 and Notification on 27<sup>th</sup> March, 2020, Committee took a decision to scope and appraised the project as B2 category for EC as per the guidelines issued by MoEF&CC from time to time by video conferencing.

The case was taken up in 211<sup>th</sup> meeting of SEAC Haryana held on 26.02.2021. The PP and their accredited consultant made a detailed presentation through video conferencing before the committee.

M/s. ARMN Pharmaceutical India Pvt. Ltd., proposes to establish Bulk Drugs & Intermediates Manufacturing Unit at KhasraNo. 57/2,3,4,5,6,7,8,58/1,10in Village Seenkh, Tehsil Israna, District Panipat, Haryana with an area of 10012.8 m<sup>2</sup> which include existing vacant industrial shed of 2000Sq. Mtr.

The committee deliberated on STP, ETP, Fugitive emission, threshold limit, raw materials, green plan, RWH tanks etc. and certain observation were raised as given below:

1. The PP shall submit the details of existing infrastructure in the surrounding of the project.
2. The PP shall submit the details of land along with ownership.
3. The PP shall submit the revised land use details in percentage. The PP shall submit the details of alternate site examined for the purpose of project.
4. The PP shall submit the details of type of categories of APi in accordance with MOEF & CC notification and Drug and cosmetics Act 1948.
5. The PP shall submit the revised details of solvent loss in the reaction and plan to minimize the loss of solvents. And source of procurement of raw materials.

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6. The PP shall submit the details of all the abbreviation of raw materials used in the reaction used in the manufacturing process.
7. The PP shall submit the details of spent solvent, by products along with quantity and mechanism for its management and disposable if any.
8. The PP shall submit the flow chart of distillation unit, transfer and storage of solvents.
9. The PP shall submit the full names of starting material and their source of procurement.
10. The PP shall submit the details of steps followed in each reaction along with fugitive emission details and its control mechanism. Also provide the details of by products in each step.
11. The PP shall submit the approval of water source.
12. The PP shall submit the flow sheet of water requirement in different seasons.
13. The PP shall submit the details of ETP design along with each component and details of RO plant.
14. The PP shall submit the onsite and off- site emergency plan for the project.
15. The PP shall submit the details of boilers and fuel used in accordance to latest guidelines of CPCB in the NCR region. The PP shall submitted alternate source of coal.
16. The PP shall submit the revised EMP plan with tangible and also socio economic components.
17. The PP shall submit the details of water collection and RWH pits or tanks along with its location on plan.
18. The PP shall submit the threshold limit of each solvent along with its source and mode of transport and storage.
19. The PP shall submit the details of emission/fugitive and extra precaution to control the emission percentage of control of emission.
20. The PP shall submit the green plan
21. The PP shall submit the forest NOC and wild life affidavit for the distance of project from the wildlife sanctuary.
22. The project falls in NCR region and critically polluted area, detailed note on the existing guidelines/notification/OM for critically polluted area
23. The PP shall submit the location of storage of chemicals along with its threshold limits.
24. The PP shall submit the time taken for each reaction

The PP shall submit the required information as detailed above within 30 days. It was also made clear to the PP that his project will be considered as received only after the receipt of complete information and will be appraised thereafter. The PP informed that they will submit the reply before the next meeting and shall be taken up in the next meeting which is considered by the committee and informed that no separate letter will be issued. In case of non-receipt of information in time, the case shall be recommended as per existing notification OM, MoEF&CC.

**211.04 EC for Proposed Manufacturing Plant of Methylcobalamin (b-12) and by Product Sodium Iodide at Plot no.17, Moja Arya Nagar, Hisar, Haryana by M/s Nutriley Pharmaceuticals Pvt. Ltd**

**Project Proponent : Mr. Sombir**  
**Consultant : Vardan EnviroNet**

The project was submitted to the SEIAA, Haryana vide online proposal no.SIA/HR/IND2/169928/2020 dated 14.10.2020. The project proponent submitted the case to the SEIAA

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as per check list approved by the SEIAA/SEAC for obtaining for obtaining Environmental Clearance under Category 5(f) of EIA Notification 14.09.2006.

The Project/activity is covered under Category A of item 5(f) "Synthetic Organic Chemicals Industry" of the schedule to the EIA Notification, 2006 and requires appraisal at central level by sectoral EAC in the Ministry.

However, as per Notification, Vide S.O. 1223(E) dated 27/03/2020 MoEF&CC deems it necessary to expedite the prior EC to the projects or activities in respect of bulk drugs and intermediates. As a part of comprehensive and robust system to handle the Novel Corona Virus (COVID-19) outbreak, drug availability or production to reduce the impact of the Novel Corona Virus (COVID-19) is to be ensured. The Ministry deems it necessary that all the projects or activities in respect of bulk drugs and intermediates manufactured or addressing ailments such as Novel Corona Virus (COVID-19) and those with similar symptoms are categorized as B2 for a period up to 30<sup>th</sup> September, 2020 and further up to 31.03.2021 as an interim measure.

Therefore, in the wake of recent crises of COVID-19, lockdown situation, notification of MoEF&CC regarding API and bulk drugs and subsequent OM issued on 11<sup>th</sup> March, 2020 and Notification on 27<sup>th</sup> March, 2020, Committee took a decision to scope and appraised the project as B2 category for EC as per the guidelines issued by MoEF&CC from time to time by video conferencing.

The case was taken up in 211<sup>th</sup> meeting of SEAC Haryana held on 26.02.2021. The committee deliberated that the land of the project is not in the name of owner and the case was deferred for submission of valid ownership details in the name of owner or Nutriley Pharmaceuticals Pvt. Ltd.

The PP shall submit the required information as detailed above within 30 days. It was also made clear to the PP that his project will be considered as received only after the receipt of complete information and will be appraised thereafter. In case of non-receipt of information in time, the case shall be recommended as per existing notification OM, MoEF&CC.

**211.05 Environment Clearance for Residential Plotted Colony, At Southern Side of Railway Line, Mandi Township, Ellenabad, Haryana by M/s Executive Engineer HSVP Office Complex.**

**Project Proponent : Mr. Punnu Ram**  
**Consultant : Grass Root Research & Creation India (P) Ltd.**

The project proponent submitted the case to the SEIAA vide online proposal no.SIA/HR/SEAC/19/87 as per check list approved by the SEIAA/SEAC on dated 01.05.2019 for obtaining Environmental Clearance under EIA Notification dated 14.09.2006. The case was taken up for appraisal in the 181<sup>st</sup> meeting of the SEAC held on 30.05.2019. The Terms of Reference was already approved by MoEF&CC, GoI on dated 10.12.2018. Further, the project proponent submitted EIA/EMP report on 01.05.2019. The PP presented the case before the committee and the deliberation was held on solid waste management, water assurance from competent authority, STP, Drainage Plan, Maestro Plan, ECBC

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Compliance, Air dispersion Model, Green Plan, Rain Water Harvesting, dual plumbing system and various observations were raised which are given below:-

1. The PP shall submit the documents/details of the land ownership.
2. PP shall reconstruct the file as the original file is not received from Moef& CC, Gol.
3. The PP shall submit the compatibility study along with latitude & longitude and levels of the drainage and storm plan of internal and external connections in the project.
4. The PP shall submit the Forest NOC from competent authority.
5. The PP shall submit the water assurance from Competent Authority.
6. The PP shall submit the revised Green Plan.
7. The PP shall submit the Top Soil management plan.
8. The PP shall submit the revised water balance diagram.
9. The PP shall submit the details of Components of STP and drawing of STP along with dimension of each component.
10. The PP shall submit the revised Solid Waste Management Plan along with segregation, collection and disposal plan.
11. The PP shall submit the rain water harvesting plan.
12. The PP shall submit the site location on Master Plan and Contour plan.
13. The PP shall submit the risk management plan, health plan, welfare safety plan.
14. The PP shall submit the details of lab analysis reports of air, water, soil and noise.
15. The PP shall submit revised traffic circulation plan.
16. The PP shall submit the revised CER and shall carry out the study on the area where the CER can be carried out.
17. The PP shall submit the details of existing plants, their species and age.
18. The PP shall submit plantation plan mentioning replanting of transplanted trees.
19. The PP shall submit the details of air dispersion model and incremental load due to traffic.
20. The PP shall submit the details of ECBC compliance as per the ECBC Acts and Rules.
21. The PP shall submit the approved plan earmarking the different sectors to be provided in the colony.
22. The PP shall give details of Industries to come up in the colony.
23. The PP shall submit sampling location plan in respect of air, water, soil and noise.

The observations were conveyed to PP vide letter no. 356 dated 12.06.2019. The PP not submitted the reply of the above said observations after the lapse of more than six months. Thereafter, the case was taken up in 211<sup>th</sup> meeting of SEAC Haryana held on 26.02.2021. The PP and consultant requested for deferment of the case and committee deliberated that as the Case was pending since long and given last chance. The case will be taken up in the next meeting and after that will be appraised as per existing notification/OM of MOEF&CC.

**211.06 EC under violation notification dated 14.03.2017 for “Township Residential Complex and Commercial Complex at Village Rasoi, G.T Karnal Road, Sector 61, Sonapat, Haryana by M/s CMD Pardesi Developers Pvt. Ltd.**

**Project Proponent : Not Present**  
**Consultant : Perfact Enviro Solutions Pvt. Ltd.**

The project was submitted to the SEIAA, Haryana on 19.04.2018 received in the SEAC on 27.04.2018. The project proponent has submitted the Form-1, Form-1A and Conceptual Plan to the

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SEIAA with reference to the Notification No. S.O.804 (E), dated the 14<sup>th</sup> March, 2017 and subsequent Notification No.S.O.1030 (E) dated 08<sup>th</sup> 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 14<sup>th</sup> 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 4 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 169<sup>th</sup> meeting held on 18.05.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.0.2018 respectively.

During presentation, the Committee was informed that it is proposed construction of "Township residential Complex and Commercial Complex at Village Rasoi, G.T. Karnal Road, Sonapat, Haryana by M/s CMD Pardesi Developers Pvt. Ltd. The estimated cost of the project is Rs. 135.85 crores. Total Plot area is 14.149 Acres (57262.928 Sq. Meters). Total built up area is 134762.506 Sq. Meters. The said project/activity is covered under category B of item 8(a) of the Schedule to the EIA Notification, 2006 and requires prior Environmental Clearance. The project will comprise of 17 Towers consisting of One Basement + Thirteen Floors).

The Committee was unanimously decided that it is confirmed case to be of violation of the EIA Notification, 2006 and recommended for the following:-

- i) The State Government/SPCB to take action against the project proponent under the provisions of the section 19 of the Environment (Protection) Act, 1986, and further no consent to operate or occupancy certificate to be issued till the project is granted EC.
- ii) Grant of Terms of Reference for undertaking EIA and preparation of Environment Management Plan (EMP)
- 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 EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority. The bank guarantee shall be

released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.

iv) The detail of the case as per documents submitted is as under :-

- The project was submitted to the SEIAA vide online proposal no. HR/ SEAC/ VIO/19/14 on dated 22.01.2020 to the SEIAA as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006.
- The ToR was granted to the project on 07.08.2018.
- The PP submitted the EIA/EMP report vide letter no. SEIAA/HR/2019/20 dated 22.01.2020. Thereafter, the case was taken up in 196<sup>th</sup> meeting of SEAC, Haryana held on 11.02.2020 but the PP requested in writing vide letter dated 07.02.2020 for the deferment of the case which was considered and acceded by the SEAC.
- Then, the case was again taken up in 206<sup>th</sup> meeting of SEAC Haryana held on 26.11.2020 but the PP and the consultant requested in writing to defer the case. The SEAC deliberated that as the case is pending since long but on the request of PP the committee acceded the request and decided to defer the case for the last time.

Thereafter the case was again taken up in the 211<sup>th</sup> meeting and the PP requested in writing vide email dated 25.02.2021 that the project has already obtained consent to operate.

The committee deliberated the project in view of MoEF&CC guidelines j-11 013/5/2009-IA-II (part) dated 30.10.2012 and 18.11.2020. The Discussion was held on the point no. 2(e) of MoEF&CC OM dated 18.11.2020 i.e.

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

It was deliberated that in the above project received on dated 01.05.2019 and in spite of taking up in meeting of SEAC no reply has been received even after lapse of more than six months and the committee unanimously decided to send the case to SEIAA and recommended that in accordance of the MoEF&CC OM Dated 18.11.2020, the MS should write to the Regional Office of the Ministry to carry out a site inspection so as to check if construction/operation of the project has started.

**211.07 EC for Revision and Expansion of Warehouse/Industrial/Storage/Logistics/Assembling Park at Village Luhari, Post Office Luhari, MDR-132, Pataudi Kulana Road, Tehsil Jhajjar, Haryana by M/s Indospace Luhari 3E Pvt. Ltd**

**Project Proponent :Mr. NitinGawali**  
**Consultant :M/s Aplinka Solutions & Technologies Pvt. Ltd**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/171890/2020 on dated 12.02.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 211<sup>th</sup> meeting of SEAC Haryana held on 26.02.2021. The PP presented the case before the committee.

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

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- The proposed project is for EC for Revision and Expansion of Warehouse/Industrial/Storage/Logistics/Assembling Park at Village Luhari, Post Office Luhari, MDR-132, Pataudi Kulana Road, Tehsil Jhajjar, Haryana. The PP submitted the pre-feasibility report for CETP.
  - Environment clearance has been accorded to the project vide EC letter no. SEIAA/HR/2019/438, dated 13.11.2019 on a land measuring 2,40,990.513m<sup>2</sup> and Built up area 1,31,030m<sup>2</sup> at Village Luhari, post office Luhari, MDR-132, Pataudi Kulana Road, Tehsil Jhajjar, District Jhajjar, Haryana-124108.
  - The EC letter was issued in name of 6 companies that are Indospace Luhari 3A Pvt. Ltd., Indospace Luhari 3B Pvt. Ltd., Indospace Luhari 3C Pvt. Ltd., Indospace Luhari 3D Pvt. Ltd., Indospace Luhari 3E Pvt. Ltd. and Indospace Luhari 3F Pvt. Ltd. However, as of now, no part of land is owned in name of Indospace Luhari 3A Pvt. Ltd.; thus other 5 companies shall be the owner of this project. However, Indospace Luhari 3B Pvt. Ltd., Indospace Luhari 3C Pvt. Ltd., Indospace Luhari 3D Pvt. Ltd. and Indospace Luhari 3F Pvt. Ltd. have been amalgamated with Indospace Luhari 3E Pvt. Ltd. and the document of amalgamation. Thus, the project will be developed by Indospace Luhari 3 E Pvt. Ltd.
  - Consent to establish was obtained for the same via HSPCB letter no. HSPCB/Consent/:313116320JHACTE7113962 Dated 17.01.2020.
  - The land is an agricultural land. Hence, there will be permanent change in land-use from agricultural land to warehouse building. CLU has been obtained. CLU of existing part was obtained dated 19.09.2019 for land area of 241293.814 sq.m
  - Another CLU is granted to Indospace Luhari 3E Pvt. Ltd. dated 23.10.2020 on an additional land area of 16718.463 sq.m. Now, revision and expansion of project has been planned, over an additional land area and Built up area of 17,021.74m<sup>2</sup> and 17,899.55m<sup>2</sup> respectively. Thus, the total plot area of land measures 2,58,012.25 sq.m (63.76 acre) while the built up area becomes 1,48,929.55 sq.m after revision and expansion
  - The PP submitted the certified compliance report from RO, MoEF&CC vide letter no 75-77 dated 28.01.2021 along with ATR on non-compliance points.
  - During Construction Phase, waste collecting bins will be provided. Provision of septic tank will be done to manage the wastewater from the mobile toilets. During Operation phase, the waste water from expansion part will be treated in proposed in-house STP of 90 KLD. Another STP of 110 KLD is proposed for existing part. Thus, total STP capacity as 200 KLD. Organic waste convertor will be installed on the site to manage the biodegradable waste. During Construction phase: Treated Water will be taken from nearby STP/CSTP. During Operation Phase: The ultimate source of water will be through borewell & for which Permission has been applied in CGWA.
  - Approx. 27 KLD of fresh water will be required for domestic purpose which will be procured from the local fresh water supplier during the days of construction. About 50 KLD of water will be required for construction purpose of the project. The total water demand during the operation phase of will be approx. 346 KLD for complete project. The fresh water requirement is estimated to be approx. 124 KLD (will be procured from Ground water after obtaining permission from CGWA). Approximately 11.76 Kg/day of sludge will be generated from the STP which will be reused in the landscape development after treating managing through the organic waste convertor.
  - 80KW of energy conversation shall be achieved through proposed solar lightening for common areas and street lightening (2.5 % of the connected load shall be met through Solar PV).
  - The power supply shall be supplied by Uttar Haryana Bijli Vitran Nigam. The total power requirement of the project is 3200 KW with total 14 DG sets as (1 x 62.5 kVA, 4 x 125 kVA, 4x250 kVA, 2 x 315 kVA and 3x500 kVA) for existing and expansion phase.
  - A total no. of 64 recharge pits with diameter 1.8 m and 2 ponds are proposed. In the previous Environment clearance, 25 no. of pits and 1 pond were sanctioned for existing part; thus, additional 39 pits and a second Pond will be developed
  - Assembling Points will be earmarked in the project area for safe gathering in case of
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any emergency as per National Building Code.

- DG set will be housed in a suitable acoustic enclosure so that noise level at a distance of 1 m does not exceed 75 dB(A) as per CPCB standards or in meeting the local standard (whichever is higher). Ultralow sulphur diesel shall be used in DG set.

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

**Table: 1**

<b>Name of the Project: Revision and Expansion of Warehouse/Industrial Storage/Logistics/Assembling Park Project at Village Luhari, Post Office Luhari, MDR-132, Pataudi Kulana Road, Tehsil Jhajjar, District-Jhajjar, Haryana-124108 by M/s Indospace Luhari 3E Pvt. Ltd.</b>				
<b>Sr. No.</b>	<b>Particulars</b>	<b>Existing</b>	<b>Expansion</b>	<b>Total Area (in M<sup>2</sup>)</b>
	Online Project Proposal Number	SIA/HR/MIS/171890/2020		
1.	Latitude	28°22'36.22"N	28°22'31.32"N	28°22'36.22"N, 28°22'31.32"N
2.	Longitude	76°41'30.98"E	76°41'34.95"E	76°41'30.98"E, 76°41'34.95"E
3.	Plot Area	240,990.51sqm	17,021.74sqm	258012.25sqm
4.	Net Plot Area	240,990.51sqm	17,021.74sqm	258012.25sqm
5.	Proposed Ground Coverage	123030sqm	16,464.76sqm	139494.76sqm
6.	Proposed FAR	123030sqm	22,640.43sqm	145670.43sqm
7.	Non FAR Area	8000sqm	-4740.88 sqm	3259.12sqm
8.	Total Built Up area	131030sqm	17,899.55sqm	148929.55sqm
9.	Total Green Area with Percentage	48,198.10sqm	2,711.68sqm	50909.78sqm (19.7 % of plot area)
10.	Rain Water Harvesting Pits	25 double bore RWH pits and 1 Pond	39 single bore RWH pits	64 single bore RWH pits and two ponds with dimensions: 35 m length, 30m width and 2.5m depth each
11.	STP Capacity	110 KLD	90 KLD	200 KLD(110 KLD+90 KLD)
12.	Total Parking	36148.58	2,911.03	39059.61 (15.1% of plot area)
13.	Organic Waste Converter	1	0	1
14.	Maximum Height of the Building (m)	19 m	0	19 m
15.	Power Requirement	2713.625 KW	486.37 KW	3200 KW
16.	Power Backup	1 x 62.5 kVA, 4 x 125 kVA, 4x250 kVA, 2 x 315 kVA and 2x500 kVA	1x500 kVA	1 x 62.5 kVA, 4 x 125 kVA, 4x250 kVA, 2 x 315 kVA and 3x500 kVA
17.	Total Water Requirement	244 KLD	102 KLD	346 KLD
18.	Domestic Water Requirement	52 KLD	72 KLD	124 KLD
19.	Fresh Water Requirement	52 KLD	72 KLD	124 KLD
20.	Treated Water	192 KLD	30 KLD	222 KLD
21.	Waste Water Generated	88 KLD	80 KLD	168 KLD

22.	Solid Waste Generated		655.00 Kg/day	487.52 Kg/day	1142.52 Kg/day
23.	Biodegradable Waste		264.00 Kg/day	427.22 Kg/day	691.22 Kg/day
24.	Number of Towers		5 warehousing buildings	2 warehousing building blocks	7 warehousing buildings, gate house, utility block
25.	Stories		B-100, B-200, B-300, B-400 and B-500 (Ground + Mezzanine)	B-600 and B-700 (Ground + Mezzanine) Building layout of 4 blocks is revised. B- 300 remains same	B-100, B-200, B-300, B-400, B-500, B-600 and B-700 (Ground + Mezzanine)
26.	R+U Value of Material used (Glass)		U = 5.4 W/sqm K R-0.9	similar	U = 5.4 W/sqm K R-0.9
27.	Total Cost of the project:	i) Land Cost	55.4 Crores	3.91Crores	59.31Crores
		ii) Construction Cost	224.6Crores	33.41Crores	258.01Crores
28.	EMP Budget	i) Capital Cost	EMP of 283 Lakhs and CER as per existing part is 420 lakhs	55.6 Lakhs inside the project site and 9 Lakh outside the project site.	EMP 338.6 Lakhs inside the project, 9 lakhs outside the project and previous CER of 420 lakhs
		ii) Recurring Cost	27.5 lakhs	10.04 Lakhs/year	37.54 Lakhs (per year)
29.	Incremental Load in respect of:		0.902 $\mu\text{g}/\text{m}^3$	0.238 $\mu\text{g}/\text{m}^3$	1.14 $\mu\text{g}/\text{m}^3$
	i) PM 2.5				
	ii) PM 10		1.17 $\mu\text{g}/\text{m}^3$	0.265 $\mu\text{g}/\text{m}^3$	1.44 $\mu\text{g}/\text{m}^3$
	iii) SO <sub>2</sub>		1.04 $\mu\text{g}/\text{m}^3$	0.286 $\mu\text{g}/\text{m}^3$	1.33 $\mu\text{g}/\text{m}^3$
	iv) NO <sub>2</sub>		3.26 $\mu\text{g}/\text{m}^3$	0.655 $\mu\text{g}/\text{m}^3$	3.92 $\mu\text{g}/\text{m}^3$
	v) CO		-	0.507 $\mu\text{g}/\text{m}^3$	0.507 $\mu\text{g}/\text{m}^3$
30.	Status of Construction		B-300 is under construction	No construction on expansion land	B-300 is under construction on existing part
31.	Construction Phase:		i) Power Back-up	125 kVA	
			ii) Water Requirement & Source	50 KLD treated water to be sourced from nearby STP/CSTP.	
			iii) STP (Modular)	1	
			iv) Anti-Smoke Gun	1	

**Table 2: EMP budget**

**EMP BUDGET (COMPLETE PROJECT)**

**Capital Expenditure-**

S. No.	Description	Capital Cost (Rs in lakhs)	
		Existing Part	Expansion Part
1.	Landscaping/Plantation	201	20
2.	STP/Wastewater treatment	30	14.2
3.	Solid waste management	25	4
4.	Rain water harvesting	10	11
5.	Acoustic enclosure and stack	12	1.4
6.	Miscellaneous	5	5
	<b>Total</b>	<b>283</b>	<b>55.6</b>

**Recurring Cost**

S.No.	Description	Recurring Cost (Rs in lakhs)	
		Existing Part	Expansion Part
1.	Landscaping	20	2
2.	Water management	3	3.6
3.	Air management	1	2
4.	Environment Monitoring	1.5	0.94
5.	Solid waste management	2	1.5
	<b>Total</b>	<b>27.5</b>	<b>10.04</b>

EMP budget for nearby area/ outside the project boundary: 9 lakhs

**Total EMP Budget**

S. No.	Particular	Total Cost (in Lakhs)		
		Existing Part	Expansion Part	Total (in lakhs)
1.	Budget for nearby area/ outside the project boundary	CER as approved in existing part 420 lakhs	EMP is 9 lakhs	CER is 420 and EMP =9
2.	EMP budget for inside the project boundary	310.5 lakhs	65.64 lakhs	376.14

The PP submitted the following documents:

- The feasibility report of STP for 90 KLD for expansion part of the project and proposed SCADA.
- The traffic impact study of the project site.
- The PP also submitted the plan for storage and handling of chemicals along with data sheets.

The discussion was held on Sun simulation, AAI Height, revised soil reports, wildlife conservation plan, revised water details, ECBC, Traffic study Building plan, Zoning plan, license, land details, STP, RWH, Traffic circulation plan, Geo Technical study, Green Plan, air simulation studies and certain observations were raised which were replied by the PP vide letter dated 26.02.2021.

The PP submitted the affidavit that

- That in order to store the Hazardous chemicals MSIHC Rules, 1989 will be followed as amended in 2000 and thereafter. Also, the chemicals will be stored under the threshold limits.



- That, we will store the health care products such like creams, face-wash, Powder etc. in the proposed warehouse ,as per the drug and Cosmetics Act , 1945 and amended to date.
- That, public Liability Act, 1991 will be complied with.
- That the OHSAS system along with Occupational Safety, Health and Working Conditions Code 2019 will be complied with.
- That the running of DG sets/Captive power during Construction or Operational phase and fuel to be used would be as per related Guidelines of GRAP& NCAP; as per ruling passed by Honorable EPCA/NGT that national Clean Air program vide Officer Order No. HSPCB/SSC/2020/4320-44 dated 25.06.2020 would be implemented;
- That the installation and running of the DG sets would be as per the guidelines of MoEF&CC and Court Orders applicable for the DG sets
- That the Mist Guns would be installed as per the latest court orders and Rulings;
- That the storage/Warehouse facility would follow the issued or amended guidelines of MoEF&CC, GoI/SPCB/CPCB in letter and spirit.
- The DG sets to be installed for the proposed expansion will retrofit the emission control equipment to capture the maximum emission of Particular Matter

The reply was placed before the committee and the committee considered the reply.

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

**A: Specific Conditions:**

1. The PP shall take the necessary approval from PESO, if applicable
2. The PP shall follow the compliance of Public Liability Insurance Act, 1991
3. The PP shall carry the isolated storage of each chemical to be stored with the existing precautions as per the MSHIC Rules, 1989 and abide by all conditions of MSDS.
4. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall spend amount on online education support to needy children out of socio-economic component of EMP in the time of COVID.
5. The PP and consultant agree to display the First Aid measure, Fire Fighting Measure, Accidental Release measure, Exposure and control (Personal Measure) at the site.
6. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i. e. Ultra Filtration. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling, Gardening and HVAC.
8. The PP shall comply with provisions of Occupational Safety health and working conditions Code 2019.
9. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
10. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the

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

11. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
12. The PP shall implement the EMP and assess that the implemented EMP is adequate and periodic environmental audits shall be conducted and maintained the records of audit. These audits shall be followed by Corrective action plan to correct the various measures identified during the audits (CAP).
13. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
14. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 50909.78 sqm (19.7 % of plot area) of net plot area shall be provided for green area development.
15. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction phase and shall use the treated water, if feasible.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO<sub>2</sub> load by 30% if HSD is used by installing wet scrubbers/ other Air Pollution Control Measures (APCM).
17. The PP shall not carry any construction below the HT Line passing through the project.
18. The PP shall not carry any construction above or below the Revenue Rasta.
19. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
20. The PP shall not allow to park the vehicles on the roads or revenue Rasta outside the project area.
21. The PP shall store the Hazardous chemicals MSIHC Rules, 1989 will be followed as amended in 2000 and thereafter. Also, the chemicals will be stored under the threshold limits.
22. The PP shall develop the onsite and offsite emergency plan in consultation with the regulatory authority.
23. 39 RWH pits shall be provided in addition to 25 already provided pits for ground water recharging as per the CGWB norms. Two ponds will also be provided.
24. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 64 RWH pits.
25. The PP shall not allow establishment of any category A or B type industry in the project area.
26. The PP shall carry out the quarterly awareness programs for the staff.
27. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
28. The PP shall comply with provisions of Manufacturing storage and import of Hazardous chemical rules.

29. The PP shall store the health care products such like creams, facewash, Powder etc. in the proposed warehouse, as per the drug and Cosmetics Act , 1945 and amended to date.

**B. Statutory Compliance:**

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

**I. Air quality Monitoring and Preservation**

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

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

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

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

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

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

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

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

### **IV. Energy Conservation measures**

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

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incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.

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

#### **V. Waste Management**

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

#### **VI. Green Cover**

- i) No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii) A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include

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plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

## **VII. Transport**

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

## **VIII. Human Health Issues**

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

## **IX. Corporate Environment Responsibility**

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

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

#### **X. Miscellaneous**

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

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

**211.08 Environment Clearance for Institutional "Office Building" Plot No. 6, Sector 32, Gurgaon 122003, Haryana by M/s Focus Energy Ltd.**

**Project Proponent : Mr. PK Manoeha, Mr. Mukesh Rana & Avilash Kumar**  
**Consultant : Perfact Enviro**

The project was submitted to the SEIAA, Haryana on 23.04.2018 received in the SEAC on 27.04.2018. 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

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Appraisal Committee, Haryana in its 169th meeting held on 18.05.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively. During presentation, the Committee was informed that it is a proposed construction of Institutional “Office Building” Project at Plot No. 6, Sector – 32, Gurgaon, (Haryana) by M/s Focus Energy Ltd. The estimated cost of the project is Rs.81 Crores. Total Plot area is 2.07 Acres (8380 Sq. Meters). Total built up area is 70405.82 Sq. Meters. The said project/activity is covered under category B of item 8(a) of the Schedule to the EIA Notification, 2006 and requires prior Environmental Clearance. The project will comprise of One Tower consisting Four Basements + Ground Floor+ Twenty Floors). The Committee was unanimously decided that it is a confirmed case to be of violation of the EIA Notification, 2006 and recommended for the following:

- i) The State Government/SPCB to take action against the project proponent under the provisions of the section 19 of the Environment (Protection) Act, 1986, and further no Consent to Operate or Occupancy Certificate to be issued till the project is granted EC.
- ii) Grant of Terms of Reference for undertaking EIA and preparation of Environment Management Plan (EMP).
- 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 EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.

Now, the project proponent was again submitted the case to the SEIAA on dated 12.12.2019 for Amendment of ToR granted by SEIAA vide letter dated 07.08.2018 under EIA Notification dated 14.09.2006.

Thereafter, the case was taken up in 193<sup>rd</sup> meeting of SEAC Haryana held on 23.12.2019 but the PP requested in writing vide letter dated 21.12.2019 for the deferment of the case which was considered and acceded by the SEAC. Thereafter, the case was taken up in 194<sup>th</sup> meeting of SEAC, Haryana held on 16.01.2020.

The discussion was held on total plot area, FAR, Stilt Area, Basement area and total Built up Area. The PP submitted the occupation certificate vide letter dated 12.07.2013, wherein stilt area was 2734.16sqm and total basement area is 16558.0 sqm and Non FAR area is 41012.4sqm. The PP informed that the amendments are required in the Non FAR area, basement area and total built up area which are placed before the committee and the Committee agrees as Occupation Certificate have details of the amendments as given below:-

Sr. No.	Project Details	Earlier TOR	Amendment in TOR
1.	Tower NON FAR & MLCP	41810.32	41012.40
2.	Stilt Area	-	2734.16
3.	Total Basement Area	16058.9	16588.0
4.	Total Built-up area	70405.82	72871.16

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5.	Maximum Height of the Building	79.6m	76.6m
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Thereafter, the project was submitted to the SEIAA, Haryana vide online proposal no. SIA/HR/MIS/189290/2020 dated 12.01.2021 for seeking environment clearance under violation notification dated 14.03.2017. The EIA/EMP report is submitted to the SEIAA on 08.02.2021.

Thereafter, the Case was taken up in 211<sup>th</sup> meeting of SEAC Haryana held on 26.02.2021. The discussion was held on the prosecution details submitted by PP, Damage assessment, R&R plan, Test reports, hydraulic design of STP, ECBC compliance, details of services in 3<sup>rd</sup> and 4<sup>th</sup> basement, EMP and certain observation was observed as below:

1. The PP shall submit the hydraulic design and dimensions of each component of 110KLD STP.
2. The PP shall submit the ECBC percentage savings, energy performance index.
3. The PP shall submit the details of services provided in the 3<sup>rd</sup> and 4<sup>th</sup> basements
4. The PP shall submit minimum one week revalidated test reports of Air, water, soil and noise
5. The PP shall submit the primary micro-met data, DG/vehicular emission data, data sheet, DAT file (input and output), distance of dispersion.
6. The PP shall submit separate complete damage assessment due to construction of the building, remedial measures, natural and community resource augmentation plan with damage matrix for consideration of building with respect to violation.
7. The PP shall submit the tangible EMP (Capital & Recurring).

The PP shall submit the required information as detailed above within 30 days. It was also made clear to the PP that his project will be considered as received only after the receipt of complete information and will be appraised thereafter. In case of non-receipt of information in time, the case shall be recommended as per existing notification OM, MoEF&CC.

**211.09 EC for Affordable Group Housing Project at Village Alipur, Sector-31, Sohna, Gurgaon, Haryana M/s AAR Housing Pvt. Ltd.**

**Project Proponent : Not present**  
**Consultant : Not present**

- Whereas the case was earlier also taken up in the 120<sup>th</sup> meeting of the SEAC held on 05.11.2015 and wherein PP requested for adjournment. SCN was conveyed to the project proponent vide letter No. 194 dated 19.11.2015 for the submission of reply.
- Whereas the reply has not been received so far inspite of lapse of about two years.
- Whereas Final Show Cause Notice was issued to the PP vide letter no. 2159 dated 16.08.2017 as PP has not submitted the reply so far
- Whereas as per MoEF guidelines No. J-11 013/5/2009-IA-II (Part) dated 30.10.2012, all projects where additional information desired has not been submitted even after 6 months of the Expert Appraisal Committee (EAC) meeting should be de-listed from the list of pending projects.

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

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The matter was again placed before the SEAC in its 166<sup>th</sup> Meeting held on 12.04.2018 and it was unanimously decided that the case be sent to SEIAA for de-listing as per project proponent fails to comply the observations within a period of six months as per the directions of MoEF&CC. As per EIA Notification 14.09.2006, PP is required to obtain prior Environmental Clearance. The project proponent has not obtained the Environmental Clearance. The SEAC is of unanimous view, if project proponents started construction without prior Environmental clearance, being a violation of the notification appropriate legal action may be initiated against the project proponent.

1. The project was again submitted to the SEIAA vide online proposal no. HR/SEAC/VIO/19/14 on dated 22.01.2020 to the SEIAA as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The TOR was granted to the project on 07.08.2018. Then, the PP submitted the EIA/EMP report vide letter no. SEIAA/HR/2019/20 dated 22.01.2020.
2. Thereafter, the case was taken up in 196<sup>th</sup> meeting of SEAC, Haryana held on 11.02.2020 but the PP requested in writing vide letter dated 07.02.2020 for the deferment of the case which was considered and acceded by the SEAC.
3. Then, the case was taken up in 206<sup>th</sup> meeting of SEAC Haryana held on 26.11.2020 but the PP and the consultant requested in writing to defer the case. The SEAC deliberated that as the case is pending since long but on the request of PP the committee acceded the request and decided to defer the case for the last time.

Thereafter, the case was taken up in 210<sup>th</sup> meeting of SEAC Haryana held on 18.02.2021. The PP attended the meeting and the Discussion was held on the point no. 2(e) of MoEF&CC OM dated 18.11.2020 i.e.

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

It was deliberated that in the above project received on dated 16.09.2019 and in spite of taking up in various meeting of SEAC no reply has been received even after lapse of more than six months and the committee unanimously decided to send the case to SEIAA and recommended that in accordance in the MoEF& CC OM Dated 18.11.2020, the MS should write to the Regional Office of the Ministry to carry out a site inspection so as to check if construction/operation of the project has started.

**211.10 EC for Expansion of Commercial Colony at Sector 37, Faridabad, Haryana by M/s MPDL Limited by M/s MPDL Limited, Monnet House**

**Project Proponent :Sh. Dinesh Pandey**  
**Consultant :Vardan EnviroNet**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/191638/2021 on dated 11.01.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 209<sup>th</sup> meeting of SEAC held on 29.01.2021. The PP presented the case before the committee

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- The proposed project is for EC for Expansion of Commercial Colony at Sector 37, Faridabad, Haryana by M/s MPDL Limited
- The Zoning plan for area measuring 1.6577acres has been approved vide letter no. 3020 dated 25.01.2012.
- The license no. 68 of 2009 for an area measuring 1.6577acres has been granted to the project vide letter no. 9554 dated 08.06.2020 which is valid upto 18.11.2024.
- Okhla Bird Sanctuary and Asola Bhatti Wildlife sanctuary falls within 6.4 km and 3.4 km respectively from the project site
- The project falls under Faridabad-2031 Master Plan.

The Discussion was held on status of construction of the project as the PP and consultant informed that they have not constructed area more than 20000 m2 and earlier EC was not applicable to the project and further discussion was held on CTE/CTE/, OC and present status at the site and after detailed deliberation on these issues the committee decided in the meeting to constitute a Sub-Committee for site visit to submit the report on the present status of the project and regarding the applicability of EC on the earlier status of the project.

The sub-committee will consist of the following:

1. Shri V. K. Gupta, Chairman
2. Dr. VivekSaxena, Member
3. Ar. Hitender Singh, Member

The sub-committee submitted the site visit inspection report vide letter dated 14.02.2021. The committee report mentioned that the construction at the site is the same as that for which building plan was earlier approved and that is less than 20,000 sqm.

The report was placed before the committee and committee deliberated the report and agreed that the area constructed is less than 20, 000 sqm. Thereafter, The PP presented the case before the committee. The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

**Table1:**

<b>Name of the Project:Expansion of Commercial Colony at Sector- 37, Faridabad, Haryana by M/s MPDL Limited.</b>				
<b>Sr. No.</b>	<b>Particulars</b>	<b>Existing</b>	<b>Expansion</b>	<b>Total Area (in M<sup>2</sup>)</b>
1.	<b>Online Project Proposal Number</b>	SIA/HR/MIS/191638/2021		
2.	Latitude			28° 29' 11.4" N
3.	Longitude			77° 18' 19.8" E
4.	Plot Area	6708.463 (1.6577 Acres)	Nil	6708.463 (1.6577 Acres)
5.	Net Plot Area	4928.537 (1.21787 Acres)	Nil	4928.537 (1.21787 Acres)
6.	Proposed Ground Coverage	1668.935 (@33.86%)	+144.502	1813.437 (@36.79 %)
7.	Proposed FAR	8589.113 (@174.27%)	+6191.473	14780.586 (299.89%)
8.	Non FAR Area	7575.616	+1326.662	8902.278
9.	Total Built Up area (FAR+Non FAR)	16164.729	+7518.135	23682.864

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10.	Total Green Area with Percentage	--	--	542.416 (11% of net plot area)+443.294sqm (9% vertical green of net plot area)
11.	Rain Water Harvesting Pits	--	--	1 nos.
12.	STP Capacity	--	--	90 KLD
13.	Total Parking	173	+126	299
14.	Organic Waste Converter	--	--	Total 2 nos. of OWC of capacity 400 Kg/day (1×250 Kg/day + 1×150 Kg/day )
15.	Maximum Height of the Building (m)	44.75	+19.55	64.30
16.	Power Requirement	1600 KW (DHBVNL)	+230 KW	1830 KW (DHBVNL)
17.	Power Backup	02 Nos (750 KVA+500 KVA)	+900 kVA	03 Nos (1000 KVA+750 KVA+400 KVA)
18.	Total Water Requirement	--	--	96
19.	Domestic Water Requirement	--	--	37
20.	Fresh Water Requirement	--	--	37
21.	Treated Water	--	--	59
22.	Waste Water Generated	--	--	65
23.	Solid Waste Generated	--	--	534 kg/day
24.	Biodegradable Waste	--	--	320 kg/day
25.	Number of Towers	1	Nil	1
26.	Basement	3	Nil	3
27.	Stories	G+8	+6	G+14
28.	R+U Value of Material used (Glass)			U = 1.64 W/sqm K SHGC = 0.23
29.	Total Cost of the project:	i) Land Cost		Total Project Cost: 91.78 Cr
		ii) Construction Cost		
30.	EMP Budget (per year)	i) Capital Cost		Construction Phase: Capital Cost-33 lacs Recurring Cost-57.50 lacs (in lakhs for 3 year) Operation Phase: Capital Cost-150.56 lacs Recurring Cost-217.75 lacs (in lakhs for 10 Year)
		ii) Recurring Cost		
31.	Incremental Load in respect of:	PM 2.5		0.66 µg/m <sup>3</sup>
		PM 10		0.188 µg/m <sup>3</sup>
		SO <sub>2</sub>		0.2955 µg/m <sup>3</sup>
		NO <sub>2</sub>		0.1459 µg/m <sup>3</sup>
		CO		0.000013 µg/m <sup>3</sup>

Construction Phase:	i. Power Back-up		Temporary electrical connection of 19 KW & 01 DG of 125 KVA
	ii. Water Requirement & Source		Fresh water – 10 KLD for drinking & sanitation.  Treated wastewater 30 KLD for construction  Source: Fresh water – HSVP Construction Water – treated wastewater from operational project
	iii) STP (Modular)		1 Nos.
	iv) Anti-Smoke Gun		As per NGT order 01 Nos of Anti-smoke gun

**Table 2:  
Status of Construction**

Existing phase (G+8) of project as per approved site plan.

S. No.	Description	Building Block (% WorkDone)
1.	Excavation Work	100 %
2.	Foundation	100 %
3.	RCC work (G+8)	100 %
4.	Casting of Slab up to G+8 floor	100 %
5.	Sewer System	0 %
6.	Drainage System	0 %
7.	Flushing System	0 %
8.	Water Supply System	0 %
9.	Electrical Light Poles	0 %
10.	STP	0 %
11.	Landscape Works	0 %

**Table 3:  
EMP Budget**

During Construction Phase			During Operation Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 3 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management	3.00	15.00	Waste Water Management (Sewage Treatment Plant)	30.00	60.00
Garbage & Debris disposal	5.00	10.00	Solid Waste Management (Dust bins & OWC)	25.00	60.00
Green Belt	3.00	5.00	Green Belt Development	10.00	40.00

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Development					
Air, Noise, Soil, Water Monitoring	00.00	4.50	Monitoring for Air, Water, Noise & Soil	00.00	15.00
Rainwater harvesting system	5.00	00.00	Rainwater harvesting system	00.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10.00	10.00	DG Sets including stack height and acoustics	75.56	12.75
Medical cum First Aid facility	5.00	10.00	Energy Saving (Solar Panel system)	10.00	10.00
Storm Water Management (temporary drains and sedimentation basin)	2.00	3.00	Providing 40 nos. of desktop in the nearby schools to the project site.		10.00
	33.00	57.50		150.56	217.75
<b>Total</b>	<b>33 Lakhs</b>	<b>57.50 Lakhs</b>	<b>Total</b>	<b>150.56 Lakhs</b>	<b>217.75 Lakhs</b>

Discussion was held on the report of committee dated 14.02.2021, Building plan, status of construction, EMP, drainage plan, Green plan, traffic plan, parking plan, passage, existing trees, STP, waste water, fresh water, water assurance, power load, storm plan, no. of floors to be constructed and observation was raised which were replied by PP vide reply dated 26.02.2021 and submitted the revised EMP and The PP submitted the affidavit that Rs.5.0 lakhs shall be spent on various Wildlife activities like plantation of trees, digging of ponds, construction of feeding platforms, awareness generation and putting artificial nests on trees etc. The PP submitted that their plot area is taken into for development of roads and therefore does not have area for green development and allowed to develop Vertical green in addition to Green area. The committee discussed and allowed to develop vertical green in addition to green area to maintain 20% in order to maintain a good environment. After deliberations the Committee rated this project with “**Gold Rating**” and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

**Specific Conditions:-**

- 1) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
- 2) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.



- 3) The PP submitted the affidavit that Rs.5 lakhs shall be spent on various Wildlife activities like plantation of trees, digging of ponds, construction of feeding platforms, awareness generation and putting artificial nests on trees etc.
- 4) The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
- 5) The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- 6) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- 7) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vendor.
- 8) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within 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 habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
- 9) The PP shall submit the documents for final approval of extra FAR for TOD from the concerned authority before the start of the project, to the SEIAA
- 10) No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 542.416 (11% of net plot area) shall be provided for Green Area development. The PP shall develop 443.294sqm (9% vertical green of net plot area) on iron structure developed on ground.
- 11) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- 12) Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
- 13) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
- 14) The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
- 15) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency

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

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

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

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

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

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

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

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

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

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

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

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

#### **IV Energy Conservation Measures**

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

#### **V Waste Management**

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash

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Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

## **VI Green Cover**

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

## **VII Transport**

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

## **VIII Human Health Issues**

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.

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- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

## **IX Corporate Environment Responsibility**

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

## **X Miscellaneous**

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

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

**211.11 TOR for "Proposed Standalone Cement Grinding Unit" by installation of 1x300 TPD Ball Mill with production capacity of 90,000 TPA, having area: 1.25 Acre, located near MauzaBaghwala, Sub-Tehsil- Barwala, Tehsil & District Panchkula Haryana by M/s Bahubali Cement Chemical**

**Project Proponent : Sh.Ankit Bansal**  
**Consultant : Fulgro Environmental and Engineering Services India Pvt. Ltd.**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/IND/60182/2021 on dated 05.02.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 3 b of EIA Notification 14.09.2006.

The case was taken up in 211<sup>th</sup> meeting of SEAC held on 26.02.2021. The PP requested vide letter dated 23.02.2021 for deferment of the case which was placed before the committee. The committee acceded the request of the PP and decided to defer the case.

**211.12 ToR for "Remediation and Reclamation of Existing Dumpsite and construction, operation and maintenance of Sanitary Landfill at Village Khurana Kaithal Dumpsite Haryana by M/s Municipal Council of Kaithal**

**Project Proponent : Mr. Rahul Yadav**  
**Consultant : Amaltas Enviro Industrial consultants LLP.**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/59951/2021 on dated 02.02.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 7i of EIA Notification 14.09.2006.

**211<sup>th</sup> Video Conferencing (VC) Meeting of SEAC, Haryana, dated 26.02.2021**



The case was taken up in 211<sup>th</sup> meeting of SEAC held on 26.02.2021. The PP presented the case before the committee and during presentation it is noticed that the site is an existing dump site. The committee deliberated that as the project site is already having a dump site since long and requires prior Environment clearance under EIA notification dated 14.09.2006. However, The PP has not obtained the prior Environment clearance of the existing site which seems to be a violation case. The PP applied for fresh EC of the exiting dump site which is not allowed in Notification 14.09.2006. The committee after detailed deliberation decided to recommend to SEIAA for taking appropriate action under EP Act as the project has not obtained EC under the provision of EIA notification dated 14.09.2006 .

**211.13 ToR for Proposed Residential Project “Ashiana Andaaaz” at Village Wazirpur, Sector-93, Gurugram, Haryana by M/s Ashiana Housing Ltd**

**Project Proponent** : Mr. S. K. Palit & Miss Shivangi  
**Consultant** : Perfact Enviro Solutions Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/60766/2021 on dated 18.02.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006.

The case was taken up in 211<sup>th</sup> meeting of SEAC held on 29.01.2021. The PP requested for withdrawal of the said case as they have applied for separate application for the same project for granting TOR in view of some changing in the planning and the request was placed before the committee and committee acceded the request and decided to recommend to SEIAA for withdrawal of said application in view of the request of PP.

**211.14 ToR for Proposed Residential Project “Ashiana Andaaaz” at Village Wazirpur, Sector-93, Gurugram, Haryana by M/s Ashiana Housing Ltd**

**Project Proponent** : Mr.S.K.Palit & Miss Shivangi  
**Consultant** : Perfact Enviro Solutions Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/61116/2021 on dated 24.02.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006.

The case was taken up in 211<sup>th</sup> meeting of SEAC held on 26.02.2021. The PP presented the case before the committee.

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

**Table 1**

<b>Name of the Project: Residential project “Ashiana Andaaaz” at Sector- 93, Village Wazirpur, Tehsil - Gurgaon, Haryana by M/s Ashiana Housing Ltd.</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
1.	Online Proposal Number	SIA/HR/MIS/61116/2021
2.	Latitude	28°24'48.47"N

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3.	Longitude	76°55'40.01"E
4.	Plot Area	90,422.95 m <sup>2</sup> (22.34 Acres)
6.	Proposed Ground Coverage	31,376.76 m <sup>2</sup> (34.7% of plot area)
7.	Proposed FAR-A	1,60,772.00 m <sup>2</sup>
8.	Additional FAR for school-B	1,000.00 m <sup>2</sup>
9.	Non FAR Area (a)	38,292.23 m <sup>2</sup>
10.	Basement Area (b)	10,140.00 m <sup>2</sup>
11.	Stilt parking Area (c)	15,061.00 m <sup>2</sup>
12.	Total Non- FAR Area (a+b+c)= C	63,493.23m <sup>2</sup>
13.	Total Built Up area (A+B+C)	2,25,265.23 m <sup>2</sup>
14.	Total Green Area with %	27,127.00 m <sup>2</sup> (30 %)
15.	Rain Water Harvesting Pits (with size)	21 nos. having size 4.5m x2.5m x5.25m
16.	STP Capacity (Modular)	1100 KLD
17.	Total Parking	1818 ECS
18.	Organic Waste Converter	No. of OWC : 2 Capacity: 1250 kg/batch
19.	Maximum Height of the Building (m)	44.75 m for 20 towers & 62.45m for Iconic Tower
20.	Power Requirement	7,034 kVA (6330.6 KW)
21.	Power Backup	Dg sets- 2 x500 kVA, 1x 750 kVA
22.	Total Water Requirement	942 KLD (Summer season)
23.	Domestic Water Requirement	561 KLD (Summer season)
24.	Fresh Water Requirement	561 KLD (Summer season)
25.	Treated Water	381 KLD (Summer season)
26.	Waste Water Generated	643 KLD (Summer season)
27.	Solid Waste Generated	3980 kg/day
28.	Biodegradable Waste	2407 kg/day
29.	Number of Towers/sheds	21
30.	Dwelling Units/ EWS	Dwelling units (3 BHK= 1064 no.) & (4 BHK=136 no) EWS units-212 no.
31.	Basement	1
32.	Stories	20 towers will be S+14 and One Iconic tower will be S+20
33.	Total Cost of the project:	i) Land Cost Rs.508.42 Crores

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34.		ii) Construction Cost	
35.	EMP Budget (per year)	i) Capital Cost	Rs.395 Lakh
		ii) Recurring Cost	Rs.21 Lakh/year

Discussion was held on Traffic study, parking plan, air dispersion modeling, water calculations, license etc. and after detailed deliberations it was decided by the committee to recommend the case to SEIAA for approval of ToR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference:

### **Standard ToR**

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

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

**Additional ToR:**

- i. The PP shall submit the traffic study along with proper parking plan for surrounding and traffic congestion points in and around the project area. The PP shall submit the decongestion of traffic and parking in the project area as the 9 meter roads are proposed as per existing byelaws. The PP shall submit details of ECS proposed within the plots to decongest the traffic as the four floors are proposed to be constructed.
- ii. The PP shall submit the hydraulic design, flow chart with dimension of each component of STP along with its location.
- iii. The PP shall submit the Geo technical study of the project area.
- iv. The PP shall submit the sun simulation study for building orientations.
- v. The PP shall submit the activity wise breakup of residential plots, commercial area, and community area.
- vi. The PP shall submit the details of air dispersion modeling along with DAT files
- vii. The PP shall submit the energy saving details
- viii. The PP shall submit the revised Water calculation for all seasons along with details
- ix. The PP shall submit Environment Impact Assessment of vehicles during peak hours in and around the project area.
- x. The PP shall submit the traffic study and incremental load analysis with current status of connecting roads and up-gradation plan for the project, if any.
- xi. The PP shall submit the traffic circulation and parking management plan
- xii. The project proponent should submit Air Quality Modeling isopleths of DG Sets with Air mode Software version details
- xiii. The PP shall submit the details of existing trees in the project area.
- xiv. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
- xv. The PP shall submit the land ownership details
- xvi. The PP shall submit the structure stability certificate.
- xvii. The PP should enclose all analysis reports of Air, Water, Soil, Noise etc. from MoEF& CC/ NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project.

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