



Minutes of the 274th Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 09.08.2023 under the Chairmanship of Sh.V. K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006

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

The Minutes of 273rd meeting were discussed and approved. In this meeting 14nos. of agenda projects, received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

Sr. No.	Name	Designation
1.	Sh.Prabhaker Verma (Attended through VC)	Member
2.	Dr.Vivek Saxena, IFS (Attended through VC)	Member
3.	Sh. Rajbir Bondwal, IFS (Rtd). (Attended through VC)	Member
4.	Dr.Sandeep Gupta	Member
5.	Sh.Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana	Member Secretary

274.01 EC for Proposed Expansion of Residential Plotted Colony at Sector 84 & 85, Gurugram, Haryana by M/s SS Group Pvt. Ltd

**Project Proponent : Sh.Roop Kumar Sharma and Sh.Ajit Sharma
Consultant : Vardan EnviroNet**

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/436059/2023 dated 08.07.2023 for obtaining **Environment Clearance for Expansion** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 327267 dated 27.06.2023.

The case was taken up in 274th meeting held on 09.08.2023. The PP presented the case before the committee. During discussion, some observations were raised to which PP submitted the reply vide letter dated 09.08.2023 in the form of an affidavit and documents. The contents of affidavit are mentioned as under:



- That there is no HT line as per DTCP memo no. 25936 dated 08.08.2023 and demarcation plan.
- That no litigation is pending in any court of law.
- That HAREDA norm will be followed.
- That budget for Wildlife conservation has been revised from Rs. 5 Lakhs to Rs. 8 Lakhs.
- We have obtained Aravalli clearance from DC office.
- That we have collaboration agreement between SS Group Pvt. Ltd and Matrix Buildwell Pvt. Ltd. Copy of same is attached.
- That we have obtained permission from DTCP for construction of S+4 on the plots and also we have registered these plots with RERA. Documents regarding this are attached.
- That building plan of 20 plots in C block is not approved for S+4. So, we are considering S+3 floors on these 20 plots.
- We will take separate EC once DTCP clears the policy regarding construction of S+4.

During discussion, it was observed that PP and Consultant has to submit a revised Form-I through PARIVESH portal and further PP and Consultant have requested to generate ADS for this purpose.

Therefore, the Committee decided that an ADS be generated to enable the PP/ Consultant for submitting the revised Form-I as well as other supporting documents through online portal.

274.02 EC for “Affordable Residential Plotted Colony” (Under DDJAY-2016) over an area measuring 10.420139 acres in the revenue estate of Village-Khaika, Sector-4, Sohna, Distt. Gurugram by M/s GLS Infratech Pvt. Ltd.

**Project Proponent : Sh. Ashish Drall
Consultant : Vardan EnviroNet**

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/436981/2023 dated 25.07.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.536533 dated 20.07.2023.

The case was taken up in 274th meeting held on 09.08.2023. The PP presented the case before the committee. During discussion, some observations were raised to which PP submitted the reply vide letter dated 09.08.2023 in the form of an affidavit of even date and documents. The contents of affidavit are mentioned as under:

- That we have deposited the fee to DHBVN for shifting of HT line. (Documents attached)
- That the construction of plots under HT line will be done aftershifting of HT line.
- That no litigation is pending in any court of law.
- That HAREDA norm will be followed.
- That no trees will be cut/felled. If any tree will cut/fell, prior permission will be obtained.
- That no revenue rasta is passing through our project site.



- That we will construct only upto S+3 floors.
- We will take separate EC once DTCP clears the policy regarding construction of S+4.
- That we have obtained sewer and water assurance and we are also paying EDC/IDC charges to DTCP for development of external services.

During discussion, it was observed that PP and Consultant has to submit a revised Form-I through PARIVESH portal and further PP and Consultant have requested to generate ADS for this purpose.

Therefore, the Committee decided that an ADS be generated to enable the PP/ Consultant for submitting the revised Form-I as well as other supporting documents through online portal.

274.03 EC for Proposed Industrial Township Development on land area of 155.8375 acres located at revenue village of Nimana, Tehsil Badli, District Jhajjar, Haryana by M/s Model Economic Township Limited

Project Proponent : Dr. Preeti Saxena
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/437913/2023 dated 24.07.2023 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 561810 dated 11.05.2023.

Table 1 – Basic Detail

EC for Proposed Industrial Township Development on land area of 155.8375 acres located at revenue village of Nimana, Tehsil: Badli, District Jhajjar, Haryanaby M/s Model Economic Township Limited		
Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/437913/2023		
1	Latitude	28°30'54.04"N
2	Longitude	76° 46'44.81"E
3	Details of Scrutiny fee	DD No. 561810 Dated: 11.05.2023, Rs.2,00,000
4	Total land area	155.8375 acres
5	Net Planned Area	148.6875 acres
6	Public Utility area	11.41 acres
7	Undetermined area	7.15 acres
8	Plot area statement of Industrial Plots	95.37 acres
9	Total Green Area with Percentage	31.16 acres (20%)
10	CETP Capacity	1430 KLD
11	Power Requirement	14183.83 KVA
12	Power Backup	1*125 KVA
13	Total Population	5882



14	Total Water Requirement	2171 KLD						
15	Fresh Water Requirement	1028 KLD						
16	Treated Water	1143 KLD						
17	Waste Water Generated	1270 KLD						
18	Solid Waste Generated	1.76 TPD						
19	Biodegradable Waste	1.06 TPD						
20	Total no of commercial plots	1						
21	Total no of Industrial plots	141						
22	Total Cost of the project:	264.93Cr						
23	EMP Budget	Capital Cost-464.92 lacs Recurring Cost -40.9 Lacs (per annum)						
24	Construction Phase:	<table border="1"> <tr> <td>Power Back-up</td> <td>125 KVA</td> </tr> <tr> <td>Water Requirement & Source</td> <td>Water for maximum 200 workers sourced from NCR channel</td> </tr> <tr> <td>Anti-Smog Gun</td> <td>4 Nos.</td> </tr> </table>	Power Back-up	125 KVA	Water Requirement & Source	Water for maximum 200 workers sourced from NCR channel	Anti-Smog Gun	4 Nos.
Power Back-up	125 KVA							
Water Requirement & Source	Water for maximum 200 workers sourced from NCR channel							
Anti-Smog Gun	4 Nos.							

The case was taken up in 274th meeting held on 09.08.2023. The PP alongwith consultant presented the case before the committee. The committee discussed the on the documents submitted by PP and raised some observations. The PP submitted reply dated 09.08.2023 of the observations which is as under:

S. No.	Query	Reply
1.	The PP shall submit the copy of CA certificate regarding project cost	Total cost of the project will be 264.93 Cr. CA certificate is attaches as Annexure-I
2.	The PP has to provide the change of Name details of the company	Copy of article of Memorandum with change of name certificate is enclosed herewith as Annexure-II
3.	Submit the copy of approval license	Copy of approved license is enclosed herewith as Annexure-III
4.	Proponent has to submit the EMP cost of the project	EMP details of the project is enclosed herewith as Annexure – IV
5.	Project proponent has to submit the clarification with to the validity of the Monitoring data	Earlier the baseline study was carried out by Noida Testing laboratory for the period March 2022 to May 2022 which is valid up to May 2025 as per MoEF&CC OM dated 29th August 2017 and additional one month baseline for May 2023 has been carried out by Ind Research Development House Pvt. Ltd. (NABL and MoEF&CC accredited lab) for revalidation of baseline data. Copy of OM is attached as Annexure- V
6.	Project Proponent has to submit the affidavit with respect project details.	Affidavit is attached as Annexure- VI
7.	Water and Power Assurance	Water and power assurance is attached Annexure -VII.



The contents of the Affidavit submitted by PP are as under:

1. That we are proposing an Industrial Township of approximately 155.8375 Acres at village Nimana, Tehsil Badli, District Jhajjar, Haryana as per layout plans approved by the Department of Town and Country Planning, Government of Haryana. Copy of License is enclosed herewith as **Annexure – I**.
2. That the total water requirement (industrial process) for the proposed industrial area is calculated as per the standard practice of 15 KLD/acre i.e. 1430 KLD and for Commercial & Public Utilities norm is @45 L/person i.e. 45 KLD.
3. That the unit can discharge the waste water into the external sewer connected at the battery limits of the Plot only after undertaking the treatment of the waste water as per the limits prescribed by the METL, in order to bring down the characteristics of the effluent to the inlet quality parameters as prescribed by HSPCB/ CPCB/ MOEF based on the type of industry.
4. That estimated wastewater generation from industrial township 1270 KLD.
5. That to treat the generated wastewater proposed CETPs of total capacity of 1430 KLD will be installed in modules in phase wise manner. The proposed CETPs of total capacity 1430 KLD will cater the above load in worst case scenario taking the domestic sewage into account as an act of dilution for the effluent generated from the industrial process.
6. That, Category A and Category B industries as per EIA notification 2006 and amended till date shall not be allowed to be setup within the project area.
7. That, if any, A or B category industries come in the project at a later stages, they shall obtain their individual regulatory clearances as per prevailing norms.
8. That, if any individual industrial plot exceeds the BUA of 1,50,000 Sq.m, individual industrial unit shall obtain the Environmental Clearance under EIA notification 2006 as per MoEF&CC OM F.No.19-131/2019–IA-III[E128798] Dt: 04.10.2022.
9. That, every unit shall obtain their own Consent to Establish and Consent to Operate from Haryana State Pollution Control Board as per the prevailing norms.
10. That, the prescribed inlet parameter for individual units will be:

S.No	Parameter	Unit	Prescribed effluent Parameters
1.	pH	-	5.5 - 8.0
2.	BOD	Ppm	250-350
3.	COD	Ppm	500-700
4.	TSS	Ppm	200



S.No	Parameter	Unit	Prescribed effluent Parameters
6.	Oil and Grease	Ppm	20

11. That the Inlet and outlet parameters for which the proposed CETPs to be provided in module in phase wise manner will be designed:

S. No.	Parameter	Unit	Raw effluent Parameters	Treated Effluent Parameters with Ultra Filtration
1.	pH	-	8.5	6.5-9.0
2.	BOD	ppm	450-500	<10
3.	COD	ppm	900-1100	<50
4.	TSS	ppm	200	<10
6.	Oil and Grease	ppm	50	<10

12. The proposed CETPs is based on the MBBR technique with additional treatment provisions in case of any eventualities like:

- Monitoring system to check the inlet & outlet parameters of proposed CETPs.
- The provision of **Flocculation** and **Coagulation** during the Physico Chemical Treatment and Primary Clarification will take care the removal of industrial heavy metal/domestic impurities in case of any bypass from the industrial unit discharge without pretreatment.
- Provision of **Ozonator** will help in the removal of hazardous residual chemicals remaining in the wastewater effluent. Ozone has a higher oxidation potential than chlorine. Ozone is more effective at disinfecting both bacteria and viruses from the wastewater.
- **Ultrafiltration (UF)** will remove essentially all colloidal particles (0.01 to 1.0 microns) from water and some of the largest dissolved contaminants and the received resultant treated water will be perfectly used for the Flushing, landscaping and other non-portable purpose.
- By using the above additional features, the proposed CETPs of total capacity 1430 KLD to be provided in phase wise manner will efficiently treat the mixed waste water load.
- It will also reduce the water demand requirement as the treated water can be conveniently use for Flushing, landscaping and other non-portable purpose.

13. That the generated treated water will be reused and recycled for flushing, Landscaping and other miscellaneous non portable purpose. The excess treated water will be discharged in to outfall Drain no.8 in case of emergency overflow and during the monsoon season with due permission of concerned authorities. Copy of already received permission is enclosed herewith as **Annexure -II**

14. That the installation of solar power plant as per the provisions of order no. 22/52/2005-Power dated: 21.03.2016 issued by Haryana



Government Renewable Energy Department and Haryana Building Code 2017 and amendments thereof.

15. That project area is not covered under Aravali and PLPA notifications. Copy of letter issued by Forest department is enclosed herewith as **Annexure- III** along with Land Schedule.
16. That the said project is an infrastructure development project of Industrial Township. So structural stability certificate is not applicable.
17. That the letter from Forest Department with respect to tree cutting for non-forest area/private land is enclosed herewith as **Annexure- IV**.
18. That there is no litigation on the project licensed area applied for the Environment Clearance.

PP also submitted EMP details of the project as under:

Table 2– EMP detail

ENVIRONMENT BUDGET (Construction Stage)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
Air Management	27	2.2
Solid waste management	5	2
Water Management	10	3
Storm water management	12	5
Noise Management	2.5	1.5
Environment Monitoring	-	4
TOTAL	56.5	17.7

ENVIRONMENT BUDGET (Operation Stage)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
CETPs (to be provided in modules in phase wise)	260	15
Solid Waste Management	29.92	5.4
Renewal energy / LED street lighting	113.5	-
Storm water management	60	3
Environment monitoring & 6 monthly compliances of environment clearance conditions		4
Village Road development/ water facility in schools, Solar lighting in government school in nearby area as per requirement	60	-
TOTAL	523.42	27.4

A detailed discussion was held on the documents submitted regarding change of name details of the company, clarification with to the validity of the monitoring data, Aravali NoC, Forest NoC, EMP as well as the submissions made by the PP and the documents submitted. The project area is not covered under Aravalli and PLPA notifications issued by Forest department dated 24.11.2008.

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

A. Specific conditions:-

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



effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.

2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
4. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
5. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
6. The 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.
7. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. 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
8. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
9. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
10. The PP shall not carry any construction above or below the Revenue Rasta and HT Line, if any
11. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
12. The PP shall not give occupation or possession before the electricity, water supply and sewage connection permitted by the competent authority.
13. 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.
14. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
15. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
16. The PP may provide electric charging stations to facilitate electric vehicle commuters.
17. The PP shall increase the capacity of STP already installed
18. The PP shall submit the time schedule of Green Area Development, plantation, STP, OWC, RWH.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.



20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The PP will not allow construction of any Category A or Category B industry in the industrial estate.
23. The individual industrial plot exceeds the BUA of 1,50,000 sqms shall obtain environmental clearance as per MoEF&CC OM dated 04.10.2022.
24. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 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 **31.16 acres (20% of total plot area)** shall be provided for green area development.
25. **Rain Water harvesting will be done through recharging pits** and rain water shall be collected and reused.
26. The PP shall provide solar power capacity as per provisions of order dated 21.03.2016 issued by HAREDA and Building Code 2017 and amendments thereof from time to time.
27. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
28. The PP shall remove 10 nos. of trees (out of 20 existing trees) at the site with prior permission of Forest Department and 10 nos. of trees against one of tree to be removed i.e. total 100 nos. trees will be planted in addition to the statutory requirements for cutting of 10 nos. trees.

B. Statutory Compliance:

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



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

I Air Quality Monitoring and Preservation

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

II Water Quality Monitoring and Preservation

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



3. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
4. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
5. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
8. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
12. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13. All recharge should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.
15. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
17. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
18. No sewage or untreated effluent water would be discharged through storm water drains.
19. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other



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

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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

V Waste Management

1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to



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

VI Green Cover

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

VII Transport

1. 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.
2. 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.
 3. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

VIII Human Health Issues

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

IX Corporate Environment Responsibility

1. The project proponent shall comply with the provisions as applicable, regarding Corporate Environment Responsibility.
2. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
3. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.



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

X Miscellaneous:

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



- conditions.
16. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 17. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter

274.04 EC (under violation) for Commercial Project "Picasso Centre" under TOD zone at Village Ghata, Sector-61, Gurgaon Manesar Urban Complex & District: Gurugram, Haryana by M/s ERA resorts private limited

Project Proponent : Shri Mohsin Khan

Consultant : Oceao-Enviro Management Solutions India Pvt. Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/437631/2023dated 24.07.2023 for obtaining **Environment Clearance**(under violation category) under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000 vide DD No.038478 dated 09.12.2022.

The case was taken up in 274th meeting held on 09.08.2023. The PP alongwith consultant appeared before the committee for presentation of their case. A detailed discussion was held on the information as well as documents submitted by the PP during the meeting and after discussion, the committee raised following observations:

1. The PP shall submit chronology of the project in detail by way of affidavit.
2. Whether the PP has applied under violation category during the window period?
3. The PP shall submit a revised realistic, scientific, quantify and tangible mentioning damage assessment keeping in view the orders passed by Hon'ble NGT in case IA 02/2023 titled as VSR Mall Vs. State of Haryana and OA No.215 of 2022 titled as Ashish Sardana Vs. Vatika
4. The PP shall submit revised tangible, realistic, scientific and quantified EMP.
5. The PP shall submit revised CA certificate mentioning total cost of the project and cost of violation part alongwith balance sheet of the project and comparable with earlier EC, CTO, CTE given resign if variable
6. PP shall revisit the green area details along with latitude/longitude and details of plants.
7. PP shall submit a plan for segregation/collection of e-waste generated in residential area.
8. PP shall submit status of compliance of ATR dated 20.07.2023 submitted to MoEF&CC.
9. The PP shall submit sewer assurance.
10. The detail of purchase of land from Govt. be submitted along with supporting documents.
11. The PP shall submit latest status of Building Plan.
12. The PP shall clarify numbers of towers.
13. The PP shall increase capacity of solar power as per HAREDA norms.



14. The PP shall install hybrid diesel set for power backup.
15. The PP shall give status of both the HT lines passing through the project site.
16. The PP shall submit Wildlife Activity Plan as Asola Bhati Wildlife Sanctuary is situated at a distance of 4.7 kms from the project site.
17. The satellite image shows that there is not enough green tree cover in natural pervious soil. The PP shall submit plot-wise dimensions and map of the tree-green area.
18. The PP shall submit the status of agreement regarding hazardous waste management
19. The PP shall submit comparison chart of green achieved as per previous EC and time line of completion of balance green with list of species.
20. The PP shall also submit detailed schedule of maintenance of STP.
21. The PP shall submit copy of valid licence.
22. The PP shall submit proof of submitting six monthly compliance reports.

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

274.05 EC for Proposed Hospital over an area measuring 14340.35 sqm falling in the revenue estate of Village Dabra, Tehsil and District Hisar, Haryana by M/s Hisar Nirog Healthcare Private Limited

Project Proponent : Dr. Bharat Kansal
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/437667/2023 dated 21.07.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.021697 dated 12.07.2023.

The case was taken up in 274th meeting held on 09.08.2023. The PP alongwith consultant appeared before the committee for presentation of their case. During the presentation following observations were raised:

1. The PP shall submit reply of observations raised by SEIAA
2. It has been observed that there exists trees at the project site, therefore, PP shall submit permission of competent authority for removing those trees.
3. The PP shall clarify as to how much area will be covered with permanent tree cover.
4. PP shall clarify as to how population has been worked out.
5. The PP shall submit permission for number of beds.
6. The PP shall clarify area detail in affidavit form.
7. The PP shall submit permission of water and sewer assurance.
8. The PP shall submit affidavit and other relevant details regarding Zero Liquid Discharge
9. The PP shall submit parking plan.
10. The PP shall submit agreement regarding collection of bio-medical and hazardous waste.
11. The PP shall submit CA certificate for total cost of the project.
12. The PP shall submit affidavit regarding no litigation is pending against the project
13. The PP shall submit all the approved plans in A1 size.



14. The PP shall clarify that effluent of ETP and STP shall be disposed of separately.
15. The PP shall submit an affidavit to the effect that water generated from ETP and STP shall not be mixed.
16. The PP shall submit SoP regarding use of water of ETP and STP.
17. The PP shall submit details and SoP of Laboratory to be established in the hospital.
18. The PP shall submit SoP regarding mitigation of radio activity to be generated during the operation of project.
19. The PP shall submit green plan and detail of species.
20. The PP shall submit tangible EMP.
21. The PP shall submit laundry water disposal status.
22. The PP shall enhance solar power capacity upto 5% of total power demand.
23. The PP shall adopt a pond situated nearby the project site for its development and maintenance.
24. The PP shall submit list of chemicals to be used in the laboratory.
25. The PP shall clarify the name of project either it is in the name of M/s Hisar Nirog Healthcare Private Limited of M/s Abha Research Institute as per CLU.
26. The PP shall submit affidavit and clarification regarding existing construction undertaken at site.

Further, the PP and consultant have requested for ADS to revision of Form I, Form IA and Conceptual Plan. The committee directed the PP/Consultant to submit the reply of above mentioned observations within 15 days and agreed to the request of PP/Consultant to generate ADS to enable the PP/consultant for submitting the revised Form-I, Form 1A and Conceptual plan through online portal.

274.06 ToR under violation category for the project “Auria” Group Housing Colony” at Village Baselva, Palwali & Kheri Khalan, Sector 88, Faridabad, Haryana by M/s RPS Infrastructure Ltd

**Project Proponent : Sh.Rajesh Kushwana
Consultant : Perfect Enviro Solutions Pvt. Ltd.**

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/434517/2023 dated 24.06.2023 for obtaining **ToR (Under Violation)** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs. 2,00,000/- vide DD No. 192590 dated 10.07.2023.

Table 1 - Basic Detail

ToR under violation category for the project “Auria” Group Housing Colony” at Village Baselva, Palwali & Kheri Khalan, Sector 88, Faridabad, Haryana by M/s RPS Infrastructure Ltd		
Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/434517/2023		
1	Latitude	28°25'17.46"N
2	Longitude	77°21'14.89"E



3	Details of Scrutiny fee	DD No. 192590 Dated: 10.07.2023, Rs.2,00,000/-
4	Plot Area	48258.806 sqm (11.918 acres)
7	Proposed Ground Coverage	7979.81 m ²
8	Proposed FAR	83002.32 m ²
9	Non FAR area including the basement	25,120.657 sqm.
10	Total Built Up area	114,905.582 m ²
13	Total Green Area with Percentage	9675.0 m ² (20% of plot area)
14	Rain Water Harvesting Pits	12 No.(5 No of pits are already constructed and 7 No. of pits are proposed)
15	STP Capacity	580 KLD
16	Total Parking (ECS)	1050 ECS
18	Maximum Height of the Building	44.975 m upto terrace level & 51.50 upto mumty level
19	Power Requirement	4235.19 KW
20	Power Backup	4 Nos 3*750 KVA 01*380 KVA
21	Total Population (Nos)	4500
22	Total Water Requirement	Summer- 616 KLD Winter-519KLD Monsoon-587KLD
22	Domestic Water Requirement	356 KLD
24	Fresh Water Requirement	356 KLD
25	Treated Water used	260KLD
26	Waste Water Generated	479 KLD
27	Solid Waste Generated	1875 kg/day
28	Biodegradable Waste	1139 kg/day
30	No of Floors	1B+G+14
31	No of Towers	06 Nos
32	Dwelling Unit/EWS	696/124 No.
33	Servant Unit	70 No
34	Basement	01 Nos
35	Total Cost of the project:	As per previous EC Dt. 04.05.2009 Rs.300 Cr. For fresh EC Rs.249 Cr + 12 Cr (on construction part after expiry of EC)
36	EMP Budget	Capital cost: Rs. 498.66 Lakhs Recurring cost: Will be submitted along with EIA
37	CER	Rs. 20 lakhs

The case was taken up in 274th meeting held on 09.08.2023. The PP presented the case before the committee. The committee discussed the case and directed the PP for submitting some key information about the project to which PP submitted an affidavit dated 10.08.2023 stating therein as under:

1. Environmental Clearance was granted to the project vide letter DEH/09/SEIAA-/287 dated 04.05.2009 for Plot area of 1,22,490 m² (30.268 Acre), built-up area of 2,87,497 m² for the development of a Group Housing



- colony which was valid upto 04.05.2014.
2. Earlier we applied for Environment clearance on 28.07.2021 under Category B, Schedule 8(a) of EIA Notification, 2006 and its subsequent amendments. The appraisal chronology of the earlier proposal is as follows:
 3. The project was enlisted in 220th SEAC Meeting held on 30.08.2021 in which certain observations were raised & reply to them was submitted.
 4. Thereafter, project was again enlisted in 221st SEAC Meeting held on 29.09.2021 & 227th SEAC Meeting held on 30.11.2021. Thereafter, the project was again enlisted in the 231st SEAC meeting held on 28.12.2021 in which certain observations were raised, reply to them was submitted and SEAC recommended the case to SEIAA for grant of EC.
 5. After that, the project was enlisted in the 134th SEIAA meeting dated 18.01.2022 in which the recommendation of SEAC was taken up in the 134th meeting of SEIAA and the case was referred back to SEAC. Reply to the observations of the 134th SEIAA meeting submitted on 10.03.2022.
 6. Case was considered in 137th SEIAA Meeting held on 26.03.2022 and decision of the spot inspection was given by SEIAA
 7. Thereafter, Site visit was done on 14.05.2022 by Dr.Rajbir Singh Bondwal, IFS (Retd.) Member SEAC, Professor R. Baskar, FGS (Ind), (IGNOU), Member, SEIAA & Sh.Vinay Gautam (Joint Director Tech., SEIAA) and concerned RO, HSPCB
 8. After that, the project was enlisted in the 143rd SEIAA Meeting held on 14.07.2022. The case was further referred back to SEAC
 9. Thereafter, the project was enlisted in the 246th SEAC Meeting held on 22.08.2022 & 256th SEAC Meeting held on 01.12.2022 in which Following points were asked by the committee. The consultant should also work out the quantum of work done/construction in non compliance period of EC based on satellite imagery and the sub-committee already visited the site will also work out the quantum of work done/ construction.
 10. Thereafter, project proponents withdrawn the case Suo moto, with proposal no SIA/HR/MIS/221964/2021 from PARIVESH Portal on 01.04.2023 and Application for ToR under violation category as per violation SOP dated 07.07.2021 was submitted on PARIVESH portal on 24.06.2023 vide Proposal no. SIA/HR/INFRA2/434517/2023.
 11. The Construction work for the built up area of 81,321.684 m² has been done till date. Built up area of 66,782.091 m² sqm has been constructed before 2014 and 14539.593 m² of area has been constructed after 2014 (expiration of EC validity) However, area limits of built up area as granted in Environmental Clearance in not exceeded
 12. The Plot area for development will be 48,258.806 m² (11.92 Acre) and the built-up area will be 1,14,905.582 m².
 13. Total Cost of the Project is Rs.249.0 Crores and cost of construction done after expiration of EC for the area of 14539.593 m² is 12.0 Cr and the same has been verified by the CA as per the record books of M/s RPS Infrastructure Pvt. Ltd.

Further, PP submitted another affidavit dated 10.08.2023 stating therein as under:

1. Environmental Clearance was granted to the project vide letter DEH/09/SEIAA-/287 dated 04.05.2009 for Plot area of 1,22,490 m² (30.268 Acre), built-up area of 2,87,497 m² for the development of a Group Housing colony which was valid upto 04.05.2014.
2. The land was licensed by DTCP vide License no. 124 of 2008 dated 16-06-2008 for land area 30.268 acres to M/s Sudarshan Buildtech Pvt. Ltd., (2) Sh. Chhidda Singh S/o Late Sh. Tola Ram and (3) Sh. Suraj Pal Singh, Bharat Pal Singh, Kiran Pal Singh, all sons of Sh. Chhida Singh, RPS Infrastructure Ltd.



3. Later on transfer of license order for 16.925 Acres was granted in favour of RPS Infrastructure Ltd on 20.03.2014.
4. After that, 5.0062 acres of land was migrated into the Affordable Housing colony and Sold to Ms Emerald MDPS LLP.
5. Now, area for development will be 11.92 acres with RPS Infrastructure Ltd.
6. The detailed Land chronology of 30.268 Acres is given below:
 - The land was licensed by DTCP vide License no. 124 of 2008 dated 16-06-2008 for 30.268 Acres in favour of M/s Sudarshan Buildtech Pvt. Ltd., (2) Sh. Chhidda Singh S/o Late Sh. Tola Ram and (3) Sh. Suraj Pal Singh, Bharat Pal Singh, Kiran Pal Singh, all sons of Sh. Chhida Singh, RPS Infrastructure Ltd.
 - Environmental Clearance was granted to the project vide letter DEH/09/SEIAA-/287 dated 04.05.2009 for Plot area (30.268 Acre), built-up area of 2,87,497 m²
 - Building Plan Approval on 26.11.2009 for 30.268 Acres M/s Sudarshan Buildtech Pvt. Ltd., (2) Sh. Chhidda Singh S/o Late Sh. Tola Ram and (3) Sh. Suraj Pal Singh, Bharat Pal Singh, Kiran Pal Singh, all sons of Sh. Chhida Singh, RPS Infrastructure Ltd.
 - Later on transfer of license order was granted in favour of RPS Infrastructure Ltd on 20.03.2014 for 16.925 Acres.
 - License No. 01 of 2021 under migration policy of Affordable housing from License No. 124 of 2008 for 5.0062 Acres in favour of M/s RPS Infrastructure Pvt. Ltd (sold to Ms Emerald MDPS LLP)
 - Thereafter, Nursery school vide sale deed no. 4363 dated 08.11.2020 sold to third party and Primary school vide deed no. 2944 dated 15.06.2017 sold to third party.

A detailed discussion was held by the Committee on the documents produced by the PP. After due deliberations, the Committee discussed the case under violation category and the committee after detailed deliberations on the information presented by the project proponent, unanimously decided to **recommend** the case to SEIAA for Grant of **Terms of Reference** and **Additional Terms of Reference (under violation)** for undertaking EIA and preparation of Environment Management Plan (EMP):-

1. The State Government/SPCB to take action against the project proponent under the provisions of the Section 15 read with Section 19 of the Environment (Protection) Act, 1986, and no OC, Consent to Operate (CTO) or Consent to Establish (CTE) shall be granted for violation part of the project.
2. The PP shall submit a realistic, scientific, quantified and tangible assessment of ecological damage, remediation plan and natural and community resource augmentation plan, keeping in view the orders passed by Hon'ble NGT in case IA 02/2023 titled as VSR Mall Vs. State of Haryana dated 22.02.2023 and OA No.215 of 2022 titled as Ashish Sardana Vs. Vatika dated 24.04.2023 and also keeping in view of SoP dated 07.07.2021 regarding grant of EC to violation cases to be considered the action on merits.
3. The PP should submit compliance report of existing building from the Competent Authority.

Standard Terms of References (ToR)

1. Project site details (location, toposheet of the study area of 10 km, coordinates, Google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage).



2. Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Development Authorities, Local Body, Water Supply & Sewerage Board, etc.
3. Land acquisition status, R & R details.
4. Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km – Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
5. Baseline environmental study for ambient air (PM₁₀, PM_{2.5}, SoZ, NOx & CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at Minimum 5 locations in the study area of 10 km.
6. Details on flora and fauna and socio-economic aspects in the study area. Likely impact of the project on the environmental parameters (ambient air, surface and ground water, land, flora and fauna and socio-economic, etc).
7. Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
8. Waste water management (treatment, reuse and disposal) for the project and also the study area.
9. Management of solid waste and the construction & demolition waste for the project vis-à-vis. the Solid Waste Management Rules, 2016 and the Construction & Demolition Rules, 2016.
10. Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phase of the project as per ECBC Act read with rules made there under.
11. Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
12. Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation.
13. The remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited consultants.

Additional Terms of Reference (in addition to above mentioned condition no.1, 2 & 3):

1. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isopleths) of PM₁₀, PM_{2.5}, SO₂, NO₂, CO vis a vis wind rose diagram
2. The PP should submit incremental load statement with respect to existing approved capacity.
3. The PP should submit proper solid waste management plan with respect to provision of new waste management rules for all types of waste generated with details of provisions of organic waste converter within the project site.
4. The PP should submit land use cover map of site and surrounding study area based on satellite images.
5. The PP should submit energy saving details from the project and detailed ECBC compliance with percentage energy savings.
6. The PP should submit Traffic circulation management plan.
7. The PP should submit EMP provisions and compliance thereof.
8. 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.
9. The PP in EIA/EMP report should enclosed credible legal action u/s 19 read with



- section 15 of EPA initiated against the owned by State Govt./SPCB.
10. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted.
 11. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern.
 12. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS maintained on the basis of retention time.
 13. The PP shall submit the seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory.
 14. The PP shall submit the sun simulation path study for building orientation.
 15. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.
 16. The PP shall submit the design and location of lighting arrestors for multi storied buildings.
 17. The PP shall submit the Geo Technical studies of project area.

274.07 ToR under violation category for the project PCI IT Complex“Prime Tower” at Plot No. 287-288, Phase II, Udyog Vihar, Gurgaon, Haryana by M/s PCI Limited

Project Proponent : Sh. Shiv Sharma
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/437932/2023 dated 24.07.2023 for obtaining **ToR (Under Violation)** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No. 095360 dated 19.07.2023.

Basic Detail

Name of the Project - ToR under violation category for the IT Complex of PCI Ltd. “Prime Tower” at Plot No. 287-288, Phase II, Udyog Vihar, Gurgaon, Haryana by M/s PCI Limited

Sr. No.	Particulars	
1.	Online Project Proposal Number	SIA/HR/INFRA2/437932/2023
2.	Plot Area	4470 sqmtr
3.	Proposed Ground Coverage	1478.3 sqm
4.	Proposed FAR	11500.41 sqm
5.	Total Built Up area	20264.08 sqm
6.	Total Green Area with Percentage	500 sqm(11.18%)
7.	Rain Water Harvesting Pits	2 No
8.	STP Capacity	110 KLD
9.	Total Parking	224 ECS (Basement parking 169 ECS Surface parking 55 ECS)
10.	Organic Waste Converter	0.10 TPD



11.	Maximum Height of the Building (till terrace)	30 m from GL	
12.	Expected Population	1320 (Max) (1200 Employee +120 Visitors)	
13.	Power Requirement	1000 KW	
14.	No. of DG set (Quality of fuel) with capacity	3 DG set of 625 KA, 320 KVA and 125 KVA	
15.	Total Water Requirement	103 KLD	
16.	Fresh Water Requirement	51 KLD	
17.	Treated Water	52 KLD	
18.	Waste Water Generated	58 KLD	
19.	Solid Waste Generated	0.25 TPD	
20.	Stories	G +7+ 3 level basements	
21.	Total Cost of the project:	i) Land Cost	6872.91 lakh
		ii) Construction Cost	

The case was taken up in 274th meeting held on 09.08.2023. The PP presented the case before the committee and submitted key details of the project as under:

- The project is an IT Complex already developed by PCI Ltd. on a plot area of 4470 m² with a total built-up area of 20264.08sq m. (including mumty+ machine room).
- The project was sanctioned by Haryana State Industrial and Infrastructure Development Corporation Limited (HSIIDC) on 14 May 2008 for construction of 19,703.95 sq m built up area. However, upon completion of construction work, total built up area was worked out 20,068.41sqm +mumty + machine room as per Occupation Certificate dated 04/07/2011 issued by the HSIIDC. Thus the project attracts EIA Notification of 2006.
- Accordingly, application for Environment Clearance was submitted to the SEIAA, Haryana on 30/11/2012. SEAC appraisal presentation was made on 19 nov 2015 However, the project got delisted.
- As on date, Case no. CRM No. M-30394 of 2013, M/S PCI Ltd. and another Vs. State of Haryana and Others is under sub-Judice.
- The project is “Platinum Rated Green Building” certified by IGBC.
- Max no. of floors in the building is 3B+G+7 with max height (upto terrace) of 30 m from ground level.
- At present 5 no. of floors out of 7th floors are occupied.
- As per SEIAA, Haryana Memo No. SEIAA (142)/HR/2022/112 dated 25.06.2022, we have uploaded our project under violation category vide proposal no. SIA/HR/INFRA2/437932/2023.



A detailed discussion was held by the Committee on the documents produced by the PP. After due deliberations, the Committee discussed the case under violation category and the committee after detailed deliberations on the information presented by the project proponent, unanimously decided to **recommend** the case to SEIAA for Grant of **Terms of Reference** and **Additional Terms of Reference (under violation)** for undertaking EIA and preparation of Environment Management Plan (EMP):-

1. The State Government/SPCB to take action against the project proponent under the provisions of the Section 15 read with Section 19 of the Environment (Protection) Act, 1986, and no OC, Consent to Operate or Consent to Establish shall be granted for violation part of the project.
2. The PP shall submit a realistic, scientific, quantified and tangible assessment of ecological damage, remediation plan and natural and community resource augmentation plan, keeping in view the orders passed by Hon'ble NGT in case IA 02/2023 titled as VSR Mall Vs. State of Haryana dated 22.02.2023 and OA No.215 of 2022 titled as Ashish Sardana Vs. Vatika dated 24.04.2023 and also keeping in view of SoP dated 07.07.2021 regarding grant of EC to violation cases to be considered the action on merits.
3. The PP should submit compliance report of existing building from the Competent Authority.

Standard Terms of References (ToR)

1. Project site details (location, toposheet of the study area of 10 km, coordinates, Google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage).
2. Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Development Authorities, Local Body, Water Supply & Sewerage Board, etc.
3. Land acquisition status, R & R details.
4. Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km – Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
5. Baseline environmental study for ambient air (PM₁₀, PM_{2.5}, SoZ, NOx & CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at Minimum 5 locations in the study area of 10 km.
6. Details on flora and fauna and socio-economic aspects in the study area. Likely impact of the project on the environmental parameters (ambient air, surface and ground water, land, flora and fauna and socio-economic, etc).
7. Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
8. Waste water management (treatment, reuse and disposal) for the project and also the study area.
9. Management of solid waste and the construction & demolition waste for the project vis-à-vis. the Solid Waste Management Rules, 2016 and the Construction & Demolition Rules, 2016.
10. Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phase of the project as per ECBC Act read with rules made there under.
11. Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act,



1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.

12. Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation.
13. The remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited consultants.

Additional Terms of Reference (in addition to above mentioned condition no.1, 2 & 3):

1. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isopleths) of PM₁₀, PM_{2.5}, SO₂, NO₂, CO vis a vis wind rose diagram
2. The PP should submit incremental load statement with respect to existing approved capacity.
3. The PP should submit proper solid waste management plan with respect to provision of new waste management rules for all types of waste generated with details of provisions of organic waste converter within the project site.
4. The PP should submit land use cover map of site and surrounding study area based on satellite images.
5. The PP should submit energy saving details from the project and detailed ECBC compliance with percentage energy savings.
6. The PP should submit Traffic circulation management plan.
7. The PP should submit EMP provisions and compliance thereof.
8. 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.
9. The PP in EIA/EMP report should enclosed credible legal action u/s 19 read with section 15 of EPA initiated against the owned by State Govt./SPCB.
10. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted.
11. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern.
12. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS maintained on the basis of retention time.
13. The PP shall submit the seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory.
14. The PP shall submit the sun simulation path study for building orientation.
15. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.
16. The PP shall submit the design and location of lighting arrestors for multi storied buildings.
17. The PP shall submit the Geo Technical studies of project area.

274.08 EC (under violation category) for Expansion of Group Housing Project located at village Baselwa, Sector 86, Faridabad, Haryana by M/s Shiv Sai Infrastructure Pvt. Ltd.

**Project Proponent : Not Present
Consultant : Ind Tech House Consult**

The Project Proponent submitted online Proposal **SIA/HR/INFRA2/407439/2022** for obtaining Environmental Clearance (**under violation**



category) under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/-vide DD No.508127 dated 13.12.2021.

The case was taken up in 257th meeting of SEAC, Haryana held on 20.12.2022.

The committee after discussion raised following observations:

- 1 The PP shall submit detailed note explaining the reason of violation.
- 2 The PP shall submit the Fire SOP.
- 3 The PP shall submit the coordinates in KML file.
- 4 The PP shall submit the status of credible action taken by competent authority
- 5 The PP shall submit the complete detail in CA certificate i. e. before violation and after violation
- 6 The PP shall submit details of various approvals i.e. CTO, CTE, Water Connection, Sewer Connection/Forest NOC etc.
- 7 The PP shall submit realistic, remedial and quantified details regarding damages caused to Air, Noise, Land, Water and Soil.
- 8 The PP shall submit the total EMP Budget of the part for which EC was obtained and also for violation part
- 9 The PP shall submit analysis of sunpath
- 10 The PP shall submit tangible EMP
- 11 The PP shall submit the ecology damage assessment
- 12 The PP shall submit the updated green plan
- 13 The PP shall submit the detail of all licenses/approval an NoC
- 14 The PP shall submit the status of solid waste/E-waste/plastic waste
- 15 The PP shall submit the updated status of issues referred as observed by RO, MoEF&CC under Head G and H of Status of the Project (Sr. No.1)
- 16 The PP shall submit the updated status of all points referred in Implementation of Conditions (Sr. No.2)

The case was earlier taken up in 267th meeting held on 16.05.2023 but was deferred on request of PP.

The case was taken up in 274th meeting held on 09.08.2023. However, PP requested vide letter dated 08.08.2023 to defer their case as they could not attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred their case.

274.09 EC for Proposed Panipat Cooperative Sugar Mills Limited, 5000 TCD Sugar Mill Crushing Capacity at Village Dahar, Tehsil Israna, District Panipat, Haryana by M/s Panipat Cooperative Sugar Mills Limited

Project Proponent : Not Present
Consultant : SMS Envocare Ltd

The Project Proponent submitted online Proposal No. SIA/HR/IND2/404530/2022 on dated 29.10.2022 for obtaining **Environmental Clearance** under category 5 (j) of EIA Notification dated 14.09.2006. The PP submitted requisite scrutiny fee of Rs.2,00,000/- vide DD No. 075275 dated 12.11.2021.ToR was granted to the project on 08.04.2022 under violation.



The case was taken up in 256th meeting held on 30.11.2022 an. The Committee discussed the documents and information given by PP and further, raised some observations which were replied by PP during 261st meeting of SEAC held on 27.02.2023.

The committee held a detailed discussion on the reply submitted by PP. After due deliberation, the committee observed that the Damage Assessment Plan submitted by the PP was not proper. The committee advised the PP to re-assess the Damage Assessment Plan in view of the various orders passed by Hon'ble NGT as discussed during the meeting. The PP was further advised to submit revised EMP details. The committee discussed the reply and conveyed some observations and PP submitted reply of observations vide letter dated 12.05.2023 during 267th meeting held on 17.05.2023. The committee discussed the reply and further raised following observations:

1. Whether the PP has applied under violation category during the window period?
2. The PP shall submit a realistic, scientific, quantify and tangible mentioning damage assessment keeping in view the orders passed by Hon'ble NGT in case IA 02/2023 titled as VSR Mall Vs. State of Haryana and OA No.215 of 2022 titled as Ashish Sardana Vs. Vatika
3. The PP shall submit a realistic, scientific, quantify and tangible EMP.
4. The PP shall submit chronology of the project in detail.
5. The PP shall submit latest status of prosecution against the project.
6. The PP shall submit CA certificate mentioning total cost of the project which is under violation category along with balance sheet of the project.

The case was taken up in 269th meeting held on 12.06.2023 and 272nd meeting held on 14.07.2023. However the case was deferred on request of PP in both the meetings.

The case was taken up in 274th meeting held on 09.08.2023. However, PP submitted letter dated 08.08.2023 that an emergent meeting of the Board of the Administrators of the Mills has been fixed on 09.08.2023 under the Chairmanship of Deputy Commissioner, Panipat. Therefore, PP requested to grant adjournment in this case. The committee acceded with the request of PP and deferred their case.

274.10 Expansion cum Modification of IT Park/ Cyber Park named as "AIPL AUTOGRAPH" at Sector-66, Village- Maidawas, Gurugram by M/s Advance India Projects Limited

**Project Proponent : Sh.Satyendra Pal
Consultant : Vardan EnviroNet**

The Project Proponent submitted online Proposal SIA/HR/INFRA2/427293/2023 dated 28.04.2023 for obtaining Expansion cum Modification of Environmental Clearance under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.500389 dated 15.11.2022.

The earlier EC was granted to the project by SEIAA vide dated 05.06.2018 in favour of M/s Gupta Promoters Pvt. Ltd. Thereafter, the proposal for Transfer in EC from



Gupta Promoters Pvt. Ltd. to M/s Advance India Projects Limited has been granted by SEIAA vide letter dated 17.01.2023.

In its 267th meeting held on 17.05.2023 the SEAC, recommended the case to SEIAA for granting EC, however, SEIAA raised some observations during its 158th meeting and decided to refer back with some observations. The case was again taken up in 270th meeting of SEAC held on 21.06.2023 but deferred the on request of PP.

The case was taken up in 274th meeting of SEAC held on 09.08.2023. The PP alongwith consultant appeared before the committee and presented their case. During presentation it was informed by PP/Consultant that there are some changes to be done in the application form of the project. After detailed discussion it was decided that ADS be generated in this case so that PP/Consultant may submit revised application form through online on PARIVESH Portal. The case will be taken up as and when PP/ Consultant closed the ADS.

274.11 EC for Expansion of “Commercial-cum-Office Complex” at Sector 42, Golf Course Road, Gurugram, Haryana by M/s Munjal Hospitality Private Limited

**Project Proponent : Sh. Viraj Magithia
Consultant : Perfect Enviro Solutions Pvt. Ltd.**

The Project Proponent submitted online Proposal SIA/HR/INFRA2/425129/2023 dated 11.04.2023 for obtaining Expansion of Environmental Clearance under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.019393 dated 28.03.2023.

The case was taken up in 267th meeting held on 16.05.2023 and it was recommended to SEIAA for granting EC. The case was taken up in 158th meeting of SEIAA but Authority decided to refer back this case to SEAC and further decided to constitute a Sub Committee comprising of Member Secretary, SEIAA, Prof. R.Baskar, Member SEIAA and Member Secretary, HSPCB along with Supporting Staff including concerned Regional Officer to capture the factual position of the Project on ground

The case was taken up 274th meeting of SEAC held on 09.08.2023. The PP along with consultant appeared before the committee and presented their case. The report of above mentioned committee constituted by SEIAA vide order dated 12.06.2023 has been received. The report was circulated among the Members of the SEAC as well as to PP and Consultant vide email dated 28.07.2023.

The report was thoroughly discussed during the meeting and it is observed that the sub-committee visited the site on 23.06.2023. After detailed discussion it was observed that the report of the sub-committee is as follows:

Observation 1: Mismatching of details in Khasra No. Mentioned in License issued by DTCP, Haryana & Aravalli NOC by the Deputy Commissioner. This Needs Clarity.



Reply:

- The land has been allotted by Town & Country Planning, Haryana with License No-25-26 of 1999 dated 21.04.1999 for Commercial colony over an area measuring 3.9437 acres for Khasra No. 542, 544 Min & 545 granted to Sh. Mamam Singh S/o Sh. Ram Nath & others & transferred to Krishna Buildwell & Developers Pvt. Both the licenses are granted on the name of M/s Krishna Buildwell Pvt. Ltd. Same is attached as **Annexure II.**
- As per order Endst no. DS-R-LC-303/2013/34669 dated 25/03/2013 the terms and conditions stipulated in the license will remain the same and will be complied with by Ms Munjal Hospitality pvt. Ltd. The project was auctioned and sold to M/s Munjal Hospitality Pvt. Ltd on the revised Schedule Khasra No. 543/1, 542, 545, 544/2. The Approval of the plans accord in favour of original license shall now be deemed approved in favour of Munjal Hospitality Pvt. Ltd. Land Papers is attached as **Annexure III.**
- Thereafter, Aravali NOC was issued by Deputy Commissioner, Gurgaon vide S.No. 1416 dated 12.06.2014 to M/s Munjal Hospitality Pvt. Ltd for the Revised Khasra No. 543/1, 542, 545, 544/2. Same is attached as **Annexure V.**
- A Renewed license for the Khasra No. 543/1, 542, 545, 544/2 has been obtained vide Memo no.- LC303/JE(SJ)-2021/8268 dated 26.03.2021, which is valid up to 20.04.2026. Same is attached as **Annexure IV.**

Hence, the Khasra no. mentioned in the License No-25-26 of 1999 dated 21.04.1999 with revised land schedule vide order Endst no. DS-R-LC-303/2013/34669 dated 25/03/2013 & Aravali NOC & Forest NOC is given

Comparative of Khasra No.		
	Order no. DS-R-LC-303/2013/34669 dated 25/03/2013 with Revised Land Schedule	Endst no. 1416 dated 12.06.2014
Khasra No.	543/1, 542, 545, 544/2	543/1, 542, 545, 544/2

Observation 2: That the height of the building as per approval granted by Airport Authority of India (NOC) at 105 meters and whereas, PP has proposed and claimed the height of 07 meters of the project. The mismatching needs clarification

Reply: The height of the building as per previous Environmental clearance dated 28.08.2020 is 105 meters & for the proposed expansion the height of the building is 107 meters which is inline with the height mentioned in the AAI approval received i.e. 108.5 meters vide letter no. AAI/RHQ/NR/ATM/NOC/2021/72/304-307 dated 01.02.2021. Same is attached as **Annexure VI.**

Observation 3: Total Plot Area is decreasing & Built Up area is increasing along with increase in no. of floors, plea & proposal are not at Harmony. This needs justification.

Reply: The plot area as per Environmental Clearance dated 28.08.2020 is 15959.56 m² and G+17 Floors have been constructed and slab of 18th floor has been laid. For the proposed expansion the total plot area of the project will remain the same i.e 15959.56 m² and after



deduction of 1289 m² area for road widening, net plot area will be 14670.56 m². Environmental Clearance is attached as **Annexure I**.

Built-up area is increasing due to the additional FAR of TDR that M/s Munjal Hospitality Pvt. Ltd. is obtaining from the Town and Country Planning Department. Hence one additional floor is proposed in the planning, this may lead to increase in Built up area of the proposed project. The request letter for TDR is attached as **Annexure VII**.

Built up area after proposed expansion will be increased from 98935.114 to 105174.590 m². Detailed area break up table is given below:

Area Details

Description	Unit	Details as per Earlier EC- 20.08.2020	After Expansion
Plot area	m ²	15959.56	15,959.56
Deduction	m ²		1289.0
Net plot area	m ²		14670.56
G.C (Per)	m ²	9576.70	9575.74
G.C (Ach)	m ²	6580.13	6805.60
FAR permissible (under TOD policy)	m ²	55858.468	55858.47 (3.5)
FAR green building (15% for 5 star GRIHA rating)	m ²	2393.93	2393.93
TDR FAR (proposed)	m ²		8929.72 (15% of plot Area)
Total Permissible FAR	m ²		67182.12
FAR Proposed/Achieved (A)	m ²	58252.394	67182.12
Area proposed in energy center and guard room(B)	m ²		2005.39
First Basement area	m ²	40682.72	7293.20
Second Basement area	m ²		7474.1
Third Basement area	m ²		7474.04
Fourth Basement Area	m ²		7474.04
Total Basement Area	m ²		29715.41
Non FAR Area	m ²		6271.669
Total Non FAR Area (Basement area+other Non FAR) (C)	m ²		35987.109
Built Up Area (A+B+C)	m ²	98935.114	105174.594

Keeping in view the report of sub-committee, the recommendations already made by SEAC vide its 267th MoM dated 16.05.2023 are reiterated to grant EC to the project.

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



**Project Proponent : Not Present
Consultant : Ind Tech House Conult**

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

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

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

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

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

Therefore, the Authority referred this back to Appraisal Committee to re-examine all the observation raised & conveyed by the SEIAA during 157th Meeting held on 10.05.2023, beside any other relevant Environmental concerning issues comes to the notice of Appraisal Committee.

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

The case was taken up 274th meeting of SEAC held on 09.08.2023. However, PP submitted a letter dated 08.08.2023 with a request to defer the case on the ground as taken in 272nd meeting of SEAC. The committee acceded with the request of PP and deferred the case.

274.13 EC (Under Violation) for Expansion of Commercial Project “AIPL Joy Street” at Sector 66, Gurugram, Haryana by M/s Landmark Apartments Pvt. Ltd

Project Proponent : Sh. Satyendra Pal



Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/422450/2023 dated 17.03.2023 for obtaining **Environmental Clearance (under violation)** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.844061 dated 02.06.2022. The ToR (under violation category) was granted to the project on 06.12.2022.

The case was taken up in 264th, 266th & 271st meetings of SEAC held on 28.03.2023, 28.04.2023 & 30.06.2023 and the Appraisal Committee (SEAC) made recommendations to the Authority for Grant of Environment Clearance (under Violation Category) by calculating and recommending a Penalty of Rs.11.94 Lakh and Environmental Damage Assessment Cost Rs.11.54 Lakh (Total Rs.23.48 Lakh) on the Project Cost of Rs.220.93 Crore.

The case was taken up in 162nd Meeting of SEIAA held on 19.07.2023 but case was referred back to SEAC for de-novo calculations and view by taking the cost of the project @Rs.323.20 Crore and other relevant issues.

The case was taken up in 274th meeting held on 09.08.2023. The PP along with consultant appeared before the committee and presented their case. The PP submitted reply dated 02.08.2023 to the observation raised by SEIAA in its 162nd meeting. A detailed discussion was held on the reply as well as documents submitted by PP.

After due deliberation the committee found that reply was not satisfactory as the PP and consultant should give a detailed justification in variation of cost of project informed to authority as well as to HSPCB. The cost should be justified on the basis of balance sheet duly certified by CA. The reply to the other observation i.e. green area is also not satisfactory as details of adjusting green cover available at site in geo tagging longitude and latitude and area of each pocket of green/landscape with total number of plants and species to be comparable with the EC already granted to the project, are required. The PP and consultant should revisit the damage assessment keeping in view Hon'ble NGT in Appeal No. 02 of 2023 and M.A. No. 28 of 2023. Further, the PP and Consultant should give the present status of ATR for which observations were raised by the IRO, MoEF&CC while conducting Certified Compliance Report of the project on dated 24.02.2023.

Thus, the case was deferred and PP/Consultant was directed to resubmit the details and proper authenticated reply to the observations of SEIAA.

274.14 Environment Clearance for Project "Expansion of Group Housing Colony" at Village Neemka, Sector-77, Faridabad, Haryana by M/s KLJ Developers Pvt. Ltd.

Project Proponent : Sh. Sunil Andley
Consultant : Perfect Enviro Solutions Pvt. Ltd.



The Project Proponent submitted online Proposal SIA/HR/INFRA2/427252/2023 dated 26.04.2023 for obtaining Environmental Clearance under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.005770 dated 21.11.2022.

The case was taken up in 267th meeting of SEAC held on 16.05.2023 and it was recommended to SEIAA for granting EC. The case was taken up in 158th meeting by SEIAA but Authority decided to constitute a Sub-Committee comprising of Member Secretary, SEIAA, Prof. R. Baskar, Member SEIAA and Member Secretary, HSPCB along with Supporting Staff including concerned Regional Officer and a representative of Town & Country Planning Department, Haryana to accompany with the above constituted Sub-committee to capture the ground position of the project site and referred back this case to SEAC.

The case was taken up 274th meeting of SEAC held on 09.08.2023. The PP along with consultant appeared before the committee and presented their case. The report of above mentioned committee constituted by SEIAA vide order dated 12.06.2023 has been received along with two letters dated 23.06.2023 and 07.08.2023 (both addressed to MS, SEIAA). The report was circulated among the Members of the SEAC as well as to PP and Consultant vide email dated 07.08.2023

The sub-committee visited the site on 23.06.2023 and finds as follows:

1. Proposed construction for the balance/applicable FAR will be done in Pocket C and in Pocket B within their existing vacant land (out of total 50.325 acres) except community sites & other non FAR developments.
2. The PP has submitted the copy of permission obtained from HSVP for revenue rasta passing through licensed land.
3. EC was obtained for construction of 3472 flats including 462 EWS but PP has constructed 2774 flats including 516 EWS.
4. PP has constructed the 01 level of Basement.
5. Construction was not going on at site.

The report was discussed thoroughly in the meeting. After detailed discussion, the committee has observed that the findings of the sub-committee are self-explanatory and accordingly recommendations already made by SEAC vide its 267th MoM dated 16.05.2023 are reiterated to grant EC to the project.
