Minutes of the 286th Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 07.02.2024 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 286th meeting were discussed and approved. In this meeting 21 nos. of agenda projects, received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

Sr. No.	Name	Designation
1.	Sh. Prabhaker Verma (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

286.01 EC for Group Housing Project located at Village Budha Khera, Sector 32, Karnal, Haryana by M/s Skyhigh Infraland Pvt. Ltd.

Project Proponent : Sh.Rohit Dahiya
Consultant : Paramarsh Servicing Environment and Development

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/457159/2024 dated 03.01.2024 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. 069328 dated 26.12.2023.

Table 1 – Basic Detail

Name of the Project: EC for Group Housing Project located at Village Budha Khera, Sector 32, Karnal, Haryana by M/s Skyhigh Infraland Pvt. Ltd.				
Sr. No.		**Area already approved towers**	**Proposed Area of Revised Towers**	**Total Area(m2)**
Online Proposal no. SIA/HR/INFRA2/457159/2024				
1.	Latitude	29°42'15.68"N		
2.	Longitude	77° 1'50.46"E		
3.	Total Area	21043.62 m2		

4.	Proposed Ground Coverage	3011.540m2	3712.587 m2	6724.127m2
5.	Proposed FAR Residential FAR • Commercial (shopping) FAR • Club house FAR	13059.00 13059.00 - -	24681.763 24580.078 101.685 400.080	37740.763 m2
6.	Non FAR Area	5068.76 m2	17022.437 m2	22091.197m2
7.	Total Built Up area	18127.76 m2	41704.200 m2	59831.96 m2
8.	Total Green Area with Percentage	4065.132 m2 (19.44% of plot area)		
9.	Rain Water Harvesting Pits	6 No		
10.	STP Capacity	280 KLD		
11.	Total Parking	379 ECS		
12.	Maximum Height of the Building	32.4 mtrs		
13.	Power Requirement	2522.22 KW		
14.	No. of DG set	1 x 750 KVA, 1 x 250 KVA , 1 x 1000 KVA , 1 x 500 KVA		
15.	Total Water Requirement	218 KLD		
16.	Fresh Water Requirement	151 KLD		
17.	Treated Water	67 KLD		
18.	Waste Water Generated	145 KLD		
19.	Solid Waste Generated	1021kg/day		
20.	Biodegradable waste	408 kg/day		
21.	Non-Bio degradable waste	511 kg/day		
22.	Dwelling Units	246 Dwelling Units and 45 EWS Unit		
23.	Stories	**Type of Building/facilities**	**No. of Floors**	
		Proposed Buildings Tower 1 to Tower 4	S+9	
		Proposed Buildings Tower 5 to Tower 6	S+7	
		Already Existing Towers(Type A and Type A1)-14 no. of tower	G+3	
		Club House	G	
		Commercial Buildings	G	
24.	Number of Towers	Proposed Buildings Tower 1 to Tower 6 and Already Existing Towers(Type A and Type A1)-14 no. of tower, Club House, Commercial Buildings		
25.	R+U Value (wall)	1.207		
26.	Total Cost of the project:	148 Cr.		
27.	EMP Budget	298 lakhs		
28.	Incremental Load in respect of:	i) $PM_{2.5}$	0.239 µg/m^3	
		ii) PM_{10}	0.102 µg/m^3	
		iii) SO_2	0.079 µg/m^3	
		iv) NO_2	0.417µg/m^3	
		v) CO	0.056 µg/m^3	
29.	Construction Phase	Power Back-up	62.5 kVA	
		Water Requirement &	5 KLD domestic water to be obtained from local tanker water	

		Source	supplier 50 KLD treated water will be procured from nearby STP.
		STP (Modular)	Septic tank is proposed
		Anti-Smoke Gun	2

The case was taken up in 286th meeting held on 07.02.2024. The PP alongwith consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied (**Annexure-I to IX**) vide letter dated 07.02.2024 alongwith an affidavit of even date stating therein as under:

1. That proposed Group Housing Project will be developed at Village-Budha Khera Sector-32, Karnal Haryana.
2. That, there is no litigation pending against the project.
3. That, previously, the project has obtained EC letter no. vide SEIAA/HR/2013/1403 dated 12.12.13 for the plot area 5.2 acres and built up area 53,388.41 sqm
4. That, the chronology of the series of events related to the project is attached as **Annexure X.**
5. Construction Work Started in February, 2014. Accordingly, 14 towers of Type A and A1 having configurations G+3 were constructed with the total built area 18,127.76 sqm till November, 2015. The construction work is halted since then, and no construction is carried out after the previous EC is expired.
6. That, the total FAR is 37,740.763sqm while the Non-FAR is 22,091.197sq.m. The total built up area is 59,831.96sq.m, hence, as the EIA Notification 2006 and its subsequent amendments, the project falls under Schedule 8(a), Category B for the EC Approval.
7. That, there is no Notified Wildlife Sanctuary/ National Park in the 20 km radius from the project site
8. While the approval of the building plan is still awaiting, we are seeking EC on the concept basis. If there is any change in the approved building plan, we will seek fresh EC accordingly.
9. That, we will be complying with the Solid Waste Management Rules, 2016 and amendments, E-waste Management Rules, 2016 and amendments, Plastic Waste Management Rules 2020 and amendments and Hazardous Waste Management Rules 2016 and amendments.
10. That, the total EMP costing is Rs 2.98 crores which is 2.01% of the project cost (148 crores).
11. That the total plot area is 21,043.260 sq.m (5.20 acres) and we have obtained Approved Zoning Plan for the same plot area vide DWG no. D.G.T.C.P 2946 dated 11.12.2011.
12. That, we have obtained Power Assurance from UHBVN vide Memo No. Ch-200/CA-7/Load dated 08.12.2023.
13. That, we have obtained Forest NOC from Regional Forest Division Karnal reference no. 1057 dated 08/12/2012.
14. That, we have obtained Fresh Water Assurance from HSVP division, Karnal Haryana vide memo no. 67117 dated 07-12-2023.
15. That, we have obtained Sewerage Discharge Assurance from HSVP division, Karnal vide memo no.64116 dated 07.12.2023.

16. That, we have the aassurance of 50 KLD of treated water from running nearby STP of INR Constructions for the construction purpose.
17. That, we have submitted the building plan to DTCP and the approval is under process.
18. We hereby undertake the construction work will commence in accordance of the Approved Building Plan.
19. That, we will be providing 6 Rain Water Harvesting Pits in accordance with 1 pit per acre.
20. That, only domestic wastewater will be generated from the project for which there is a provision of STP of enhanced capacity of 280 KLD.
21. That, we are proposing 76 kWP of solar power which is 3% of the demand load which is beyond the statutory mandate.

PP further submitted EMP details of the project:

EMP Construction Phase

S.No	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1	EMP cost of Construction phase(green net, tarpaulin cover to cover the construction material)	15	7
2	Tractors/Tanker cost for Water sprinkling for dust suppression	2	30
3	Wheel wash arrangement during construction phase	1	2
4	Sanitation for labours (mobile toilets/septic tank)	3	4
5	Anti-Smog Guns	5	0.5
6	Sedimentation Tank	2	4
7	Storm Water Drainage	37	2
9	Handling of construction waste material	3	5
Total		**68**	**54.5**

EMP Operation Phase

S.no	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1	Sewage Treatment Plant	52	5
2	Rain water Harvesting Pits	9	1
3	Acoustic enclosure/stack for DG sets and Energy savings	5	1
4	Solid Waste Management/E-waste Management/Plastic Waste Management	20	2
5	Green Area/ Landscape Area	10	3
6	Installation of Solar PV	60	2
7	Water efficient fixture and measures	5	0.5
Total		**161**	**14.5**

Total EMP Budget

S. No.	Particular	Cost in Lakhs
1	EMP budget for inside the project boundary(Capital cost)	229
2	EMP budget for inside the project boundary(Recurring cost)	69
	Total EMP project cost that is ₹ 148 Crores	**298**

A detailed discussion was held on the documents submitted regarding previous EC, NCLT, eco sensitive, anti smog gun, building plan, e-waste, solar power, revenue rasta, AAI, aravali, forest NoC, towers details, Power assurance, Zoning as well as the submissions made by the PP and the documents submitted.

. The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Skyhigh Infraland Pvt. Ltd. (as per the License issued by DTCP vide Memo No.LC-2563/JE(RK)/2023/19094 dated 15.06.2023)** 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. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC**.
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate

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

8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the 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.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
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 is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 4065.132 m2 (19.44% of plot area) shall be provided for green area development.**
23. **06 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
24. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
25. The PP shall provide 76 kWP of solar power which is 3% of the demand load

26. The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

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

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

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM2.5) covering upwind and downwind directions during the construction period.

iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be

ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board

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

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

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

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

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

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

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

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

II Water Quality Monitoring and Preservation

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

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

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

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

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

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

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

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

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

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

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

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

xiii. All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

III Noise Monitoring and Prevention

i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during

construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB /SPCB.

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

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

IV Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

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

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

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

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

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

V Waste Management

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

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

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

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

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

VI Green Cover

i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut)to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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

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

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

VIII Human Health Issues

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

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

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

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

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

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

IX Corporate Environment Responsibility

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

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

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

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

X Miscellaneous

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

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

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

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

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

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

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

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

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

x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance

xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.

xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed

by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

286.01 EC for Proposed Group Housing Colony over an area measuring 7.35625 acres in the revenue state of Village Dhunela, Sector-32, Sohna, District Gurugram by M/s St. Patricks Realty Private Limited

Project Proponent : Sh. Saurabh Bhardwaj
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/457469/2024 dated 03.01.2024 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. 454812 dated 22.12.2023.

Table 1- Basic Details

Name of the Project: EC for Proposed Group Housing Colony over an area measuring 7.35625 acres in the revenue state of Village Dhunela, Sector-32, Sohna, District Gurugram by M/s St Patricks Realty Private Limited		
Sr. No.	**Particulars**	
Online Proposal no. SIA/HR/INFRA2/457469/2024		
1.	Latitude	28°17'23.26" N
2.	Longitude	77°04'42.73" E
3.	Plot Area	29769.456 m2
4.	Net Planned area	27808.365 m2
5.	Proposed Ground Coverage	2780.83 m2
6.	Proposed FAR	53079.094 m2
7.	Non FAR Area	58878.062 m2
8.	Total Built Up area	111957.156 m2
9.	Total Green Area with Percentage	6056.08 m2 (20.34% of plot area)
10.	Rain Water Harvesting Pits	7 nos
11.	STP Capacity	140 KLD
12.	Total Parking	1064 ECS
13.	Maximum Height of Building	191.3 M (up to Terrace)
14.	Power Requirement	3050 KVA
15.	No. of DG set	3530 kVA (3 X 1010 + 1 X 500 KVA)
16.	Total Water Requirement	179 KLD
17.	Fresh Water Requirement	116 KLD
18.	Treated Water Requirement	63 KLD

19.	Waste Water Generated		110 KLD
20.	Solid Waste Generated		0.75 TPD
21.	Total Population		1672
22.	Maximum No. of Floors		3B+G+48
23.	Dwelling unit		Main DUs- 193, EWS- 34, Servant Units- 35
24.	Total Cost of the project		840.40 Crores
25.	EMP Budget		Capital Cost 849.1 lacs Recurring Cost / Year 24.11 lacs
26.	Incremental Load in respect of:	i) $PM_{2.5}$	0.014 µg/m3
		ii) PM_{10}	0.023 µg/m3
		iii) SO_2	0.09 µg/m3
		iv) NO_2	0.371 µg/m3
		v) CO	0.000228 mg/m3
27.	Status of Construction		Not Started
28.	Construction Phase:	Power Back-up	125 kVA
		Water Requirement & Source	10 KLD, Water Tanker Authorized by GMDA/HSVP
		Anti-Smog Gun	4 Nos.

The case was taken up in 286th meeting held on 07.02.2024. The PP alongwith consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated 07.02.2024 alongwith an affidavit of even date stating therein as under:

- That, 11 KV underground electric line is passing beneath the green belt of 24 meters licensed sector road.
- That, No Litigation is pending against the project.
- That, building plan has been submitted for approval.
- That, 02 Nos. trees was there at the project site which have already been cut within validity period of tree cutting permission.
- That, Revised EMP along with revised solar capacity of 100 kWP is attached as **Annexure 1.**
- That, Cost of the project is 840.40 Crore. CA certificate is attached as **Annexure 2.**

PP further submitted EMP details of the project:

During Construction phase		
COMPONENT	**CAPITAL COST (Rs in Lacs)**	**RECURRING COST (Rs in Lacs)/Annum**
BARRICADING OF CONSTRUCTION SITE	15.66	3.44
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	5	2.4
DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	2	1

MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		0.5
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	1	0.5
LABOR WELFARE (CANTEEN, CRECHE,SAFE ACESS ROAD - WATER POWER, COOKING KEROSENE/GAS)	2.5	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	**34.66**	**15.00**

ENVIRONMENT BUDGET (Operation Stage)		
COMPONENT	**CAPITAL COST (Rs in Lacs)**	**RECURRING COST (Rs in Lacs)/ Annum**
SEWAGE TREATMENT PLANT (INCLUDING CIVIL)	72	7.56
RAIN WATER HARVESTING SYSTEM	42	3.68
SOLID WASTE STORAGE BINS & COMPOSTER (ORGANIC WASTE CONVERTER including civil cost of storage)	5.1	3.37
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	30	4
ROOF TOP SPV PLANT (100 KWP)	80	0
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS	-	2
AIR EMISSION CONTROL DEVICE FOR DG (STACK AND ACOUSTIC ENCLOSERS)	620	3.5
TOTAL	849.1	24.11

A detailed discussion was held on the documents submitted regarding HT line, building plan, solar power, STP, EMP, green area as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s St Patricks Realty Private Limited & others in collaboration with M/s St Patricks Realty Private Limited (as per the License issued by DTCP vide Endst No.LC-5057-JE(DS)-2023/21199 dated 30.06.2023)** 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. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC**.
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the 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.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.

15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
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 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 6056.08 m2 (20.34% of plot area) shall be provided for green area development.**
23. **07 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
24. The PP shall provide solar power **100 kWP.**
25. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
26. The PP shall register themselves on http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

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

I Air Quality Monitoring and Preservation

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM2.5) covering upwind and downwind directions during the construction period.
iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke &other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
vii. Wet jet shall be provided for grinding and stone cutting.
viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set

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

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

II Water Quality Monitoring and Preservation

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

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

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

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

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

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

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

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

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

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

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

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

xiii. All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

III Noise Monitoring and Prevention

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

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

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

IV Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

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

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

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

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

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

V Waste Management

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

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

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

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

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

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

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

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

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

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

VI Green Cover

i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be

prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

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

iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut)to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

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

v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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

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

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

VIII Human Health Issues

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

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

iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment

(HIRA) and Disaster Management Plan shall be implemented.

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

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

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

IX Corporate Environment Responsibility

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

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

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

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

X Miscellaneous

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

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

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

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

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

vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities,

commencing the land development work and start of production operation by the project.

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

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

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

x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance

xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.

xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

286.03 EC for Residential Colony Project under NLIP Policy located at Sector 59 and 63A, Gurugram, Haryana by M/s 4S Developers Private Limited

Project Proponent : Sh.Ritesh Narula
Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/459668/2024 dated 23.01.2024 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. 500153 dated 20.01.2024.

The case was taken up in 286th meeting held on 07.02.2024. The PP alongwith consultant appeared before the committee and presented their case. A detailed discussion was held on the documents submitted by PP in support of their contention and following observations were raised:

1. The PP shall submit an affidavit containing the details of assurances, NOCs obtained from competent authorities.
2. The PP shall submit latest photographs of the site.
3. The PP shall submit revised list of species after adding Badd (Banyan), Peepal in the list of species.
4. The PP shall raise solar power capacity as per HAREDA norms.
5. The PP shall submit a revised realistic, scientific, quantified and tangible EMP
6. The PP shall submit CA certificate mentioning the total cost of the project.
7. The PP shall adopt a pond (with ID of the pond) situated nearby the project site for its rejuvenation.
8. The PP shall submit an affidavit that Hybrid DG Sets shall be used at project site.

The PP shall submit reply of the above observations within 15 days, thereafter, the case shall be taken up in SEAC meeting.

286.04 EC for Affordable Group Housing Project located at Village Dhunela, Sector 36, Sohna, Haryana by M/s 4S Developers Private Limited

Project Proponent : Sh. Ritesh Narula
Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/460353/2024 dated 30.01.2024 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. 500158 dated 29.01.2024.

The case was taken up in 286th meeting held on 07.02.2024. The PP alongwith consultant appeared before the committee and presented their case. A detailed discussion was held on the documents submitted by PP in support of their contention and following observations were raised:

1. The PP shall submit an affidavit containing the details of assurances, NOCs obtained from competent authorities.
2. The PP shall submit latest photographs of the site.
3. The PP shall submit revised list of species after adding Badd (Banyan), Peepal in the list of species.
4. The PP shall raise solar power capacity as per HAREDA norms.
5. The PP shall submit a revised realistic, scientific, quantified and tangible EMP
6. The PP shall submit CA certificate mentioning the total cost of the project.
7. The PP shall adopt a pond (with ID of the pond) situated nearby the project site for its rejuvenation.
8. The PP shall submit an affidavit that Hybrid DG Sets shall be used at project site.
9. The PP shall submit an affidavit giving the status of HT Line.

The PP shall submit reply of the above observations within 15 days, thereafter, the case shall be taken up in SEAC meeting.

286.05 EC for Mix Land Use Project (90% Residential & 10% Commercial) under TOD Policy over an area measuring 16.65625 acres in the Revenue Estate of Village-Gadauli Kalan, Sector-37D, Gurugram Manesar Urban Complex, District-Gurugram, Haryana by M/s Signature Global Business Park Private Limited

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

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/459693/2024 dated 24.01.2024 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. 003676 dated 13.12.2023.

Table 2- Basic Details

Name of the Project: EC for Mix Land Use Project (90% Residential & 10% Commercial) under TOD Policy over an area measuring 16.65625 acres in the Revenue Estate of Village-Gadauli Kalan, Sector-37D, Gurugram Manesar Urban Complex, District-Gurugram, Haryana by M/s Signature global Business Park Private Limited		
Sr. No.	**Particulars**	
Online Proposal no. SIA/HR/INFRA2/459693/2024		
1.	Latitude	28°26'36.44"N
2.	Longitude	76°58'5.74"E
3.	Plot Area	67,405.452 m2 (16.6566 Acres)
4.	Proposed Ground Coverage	36,249.174m2
5.	Proposed FAR	213492.333 m2
6.	Non FAR Area	1,73,309.709m2
7.	Total Built Up area	3,86,802.042 m2
8.	Total Green Area with Percentage	13,481.09 m^2 (20% of the plot area)
9.	Rainwater Harvesting Tanks (with capacity)	3 no. of tank is proposed of 980 KL capacity
10.	STP Capacity	740 KLD
11.	Total Parking	3,357 ECS
12.	Maximum Height of Building	154.15 M
13.	Power Requirement	8,512.2 kW
14.	No. of DG set	6 DG sets of total capacity 8000 kVA (2 Nos. of 1,000 kVA & 4 Nos. of 1,500 kVA)
15.	Total Water Requirement	816 KLD
16.	Fresh Water Requirement	557 KLD
17.	Domestic Water Requirement	714 KLD
18.	Treated water	548 KLD
19.	Waste Water Generated	609 KLD
20.	Solid Waste Generated	4,484 kg/day
21.	Biodegradable Waste	2690.4 kg/day

22.	Organic Waste Converter		2
23.	Number of Towers		8
24.	Basement		2
25.	Dwelling unit		992
26.	EWS units		178
27.	Penthouse		16
28.	Stories		Tower 1 (2B + G + 24 Floors) Tower-2(2B + G + 27 floors) Tower- 3 (2B + G + 30 floors) Tower-4 (2B + G + 33 floors) Tower-5(2B + G + 37 floors) Tower-6 (2B + G + 35 floors) Tower-7 (2B + G + 32 floors) Tower-8 (2B + G + 30 floors)
29.	R+U Value of Material used (Glass)		2.67 W/m^2 deg C
30.	Total Cost of the project:		173417 lakh
31.	EMP Budget	Capital Cost	1588 Lakhs
		Recurring Cost	122.5 Lakhs
32.	Incremental Load in respect of:	i) $PM_{2.5}$	0.01 $\mu g/m^3$
		ii) PM_{10}	0.02 $\mu g/m^3$
		iii) SO_2	0.01 $\mu g/m^3$
		iv) NO_2	0.4 $\mu g/m^3$
		v) CO	0.09 $\mu g/m^3$
33.	Status of Construction		No Construction is done at the project site
34.	Construction Phase:	i) Power Back-up	100 kVA
		ii) Water Requirement & Source	100 ML & Private water tankers
		iii) STP (Modular)	1
		iv) Anti-Smoke Gun	1

The case was taken up in 286th meeting held on 07.02.2024. The PP alongwith consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated 08.02.2024 alongwith an affidavit dated 08.02.2024 stating therein as under:

1. That we are going to construct a Mix Land Use under TOD Policy over an area measuring 16.65625 acres in the revenue estate of village-Gadauli Kalan, Sector-37D, Gurugram Manesar Urban Complex, Haryana That we are going to construct a Mix Land Use under TOD Policy over an area measuring 16.65625 acres in the revenue estate of village-Gadauli Kalan, Sector-37D, Gurugram Manesar Urban Complex, Haryana where wastewater will be treated up to Tertiary treatment in our in-house STP.
2. That, the project consists of total 8 no. of Tower. Tower 1 (2B + G + 24 Floors), Tower-2(27 Floor+2B + G), Tower- 3 (30 Floor +2B + G), Tower-4 (33 Floor

+2B + G), Tower-5(37 Floor +2B + G), Tower-6 (35 Floor +2B + G), Tower-7 (32 Floor +2B + G) , Tower-8 (30 Floor +2B + G) will be constructed. Maximum height of building will be 154.15 m

PP further submitted EMP details of the project:

Table 2: EMP Details

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Labor Sanitation & Waste water Management	30	5
Dust Mitigation Measures Including site barricading, water sprinkling & anti-smog gun)	26	6
Storm Water Management (temporary drains & sedimentation basin)	10	2.5
Solid Waste Management	5	1
TOTAL	**71**	**14.5**

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	336	50
Rain Water Harvesting System	64	20
Solid Waste Management	20	5
Environmental Monitoring	6	9
Green Area/ Landscape Area	600	4
Others (Energy saving System, miscellaneous)	256	20
Sub-Total	**1282**	**108**
CER		
Plantation in nearby School	30	
Drinking Water facilities in nearby schools	15	
Arrangement of Medical Camp	15	
Renovation work of School Near by Village	80	
Distribution of School Bags/Uniform/ and accessories	**25**	
Road and Others Infra development in School/Village	**50**	
Training/Promotion of Green Buildings technology /Environment Monitoring and Sustainability	**20**	
Total	**1517**	

TOTAL EMP BUDGET		
COMPONENT	**CAPITAL COST (INR LAKH)**	**RECURRING COST (INR LAKH/YR)**
During Construction Phase	71	14.5
During Operation Phase	1517	108
TOTAL	**1588**	**122.5**

A detailed discussion was held on the documents submitted regarding Aravali, Forest, zoning, building plan, green area, TOD as well as the submissions made by the PP and the documents submitted.

. The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Signature Global Business Park Private Limited & others in collaboration with Signature Global Business Park Private Limited (as per the License issued by DTCP vide Endst No.LC-5142/Asstt(RK)/2023/37272 dated 02.11.2023)** 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 PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
5) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will

include area for segregation, composting. The Inert waste from the project will be sent to dumping site.

6) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
7) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
8) 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 SO_2 load by 30% if HSD is used
9) The PP shall install electric charging points for charging of electric vehicles.
10) 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.
11) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
13) The PP shall not carry any construction below the HT Line passing through the project, if any.
14) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
16) 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.
17) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
19) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
20) The PP may provide electric charging stations to facilitate electric vehicle commuters.
21) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
22) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23) The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning

should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **13,481.09 m2 (20% of the plot area)** shall be provided for green area development.

24) **03 Rain Water tanks** shall be provided for ground water recharging as per the CGWB norms.
25) **The PP shall provide solar power as per HAREDA norms**
26) The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
27) The PP shall register themselves on https://dustapphspcb.com portal as per the Direction No. 14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

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

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

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

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

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

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

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

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

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

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

II Water Quality Monitoring and Preservation

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

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

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

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

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

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

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

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

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

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

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

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

xiii. All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health

and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

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

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

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

IV Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

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

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

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

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

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

V Waste Management

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

ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general

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

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

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

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

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

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

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

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

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

VI Green Cover

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

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

iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut)to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

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

v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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

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

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

VIII Human Health Issues

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

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

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

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

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

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

IX Corporate Environment Responsibility

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

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

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

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

X Miscellaneous

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

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

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

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

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

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

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

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

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

x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance

xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.

xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

286.06 EC for Expansion of Manufacturing Capacity of Avtar Steel Limited Unit – B, from 29000 MTPA to 80000 MTPA, Village Jat Joshi, District Sonipat, Haryana by M/s Avtar Steel Limited

Project Proponent : Sh. Nitin Gara
Consultant : SBA Enviro

The Project Proponent submitted online Proposal No. SIA/HR/IND1/458929/2024 dated 27.01.2024 for obtaining **Environment Clearance** under Category 3(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,00,000/- vide DD No. 656348 dated 22.08.2022.

Table 2- Basic Details

Name of the Project: EC for Expansion of Manufacturing Capacity of Avtar Steel Limited Unit–B, from 29000 MTPA to 80000 MTPA, Village Jat Joshi, District Sonipat, Haryana by M/s Avtar Steel Limited		
Sr. No.		**Particulars**
Online Proposal No. SIA/HR/IND1/458929/2024		
1.	Latitude	28°57'55.80"N
2.	Longitude	77° 4'50.94"E
3.	Plot Area	18937.86 sq.m.
5.	Proposed Ground Coverage	0.456 sq.m.
7.	Total Built Up area	8651sq.m.
8.	Total Green Area with Percentage	6263 sq.m., 33.07%
9.	Rainwater Harvesting Pits	4 numbers of storage pits for collecting and using the rainwater
10.	STP Capacity	15 KLD
11.	ETP Capacity	NA
12.	Organic Waste Converter	NA
13.	Power Requirement	10 MVA

14.	Power Backup		The company has its own transformer (capacity: 500 kVA) Unit has DG sets with capacity of 1000 kVA, 1000 kVA and 300 kVA as a source of power backup	
15.	Total Water Requirement		165 KLD	
16.	Domestic Water Requirement		15 KLD	
17.	Fresh Water Requirement		165 KLD	
18.	Solid Waste Generated		It will be around 0.315 MT/ month	
19.	Total Cost of the project:	i) Land Cost ii) Development Cost **iii) Total**		**2,10,00,000** **15,50,00,000** **176,000,000**
20.	Total EMP Cost		Rs. 64.15 lakhs/year	
21.	Increment Load in respect of		PM 2.5	63.59 µg/m3
			PM 10	126.5µg/m3
			SO_2	8.02 µg/m3
			NO_x	16.65 µg/m3
			CO	1.13 µg/m3

The case was taken up in 286th meeting held on 07.02.2024. The PP alongwith consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied dated 08.02.2024 alongwith an affidavit of even date mentioning therein as under:

- That we propose to increase the manufacturing capacity of our unit Avtar Steel Limited Unit-B located at- Village - Jat Joshi, District - Sonipat, Haryana.
- That we shall abide by all the emission norms stipulated by MoEF/CPCB/CAQM/HSPCB and will keep all the parameters under prescribed limits.
- That we shall expand the air pollution control equipment namely Cyclone separator, Baghouse filter and Wet scrubber as part of our EMP as prescribed in our EIA Report.
- That we shall install 15 KLD capacity Sewage Treatment Plant (STP) of domestic sewage generated from out unit before commissioning after expansion.
- That we shall not discharge any wastewater or treated water outside our premises and shall use for the cooling purposes.
- That we have obtained Certified Compliance Report from Haryana State Pollution Control Board (HSPCB) and enclosed in our EIA documents in Page no. 409.
- That we have modified the species of trees proposed to be planted as per the suggestions of SEAC and the same has been incorporated in the Page no. 3 of Greenbelt Development Plan submitted in EIA Documents.
- That we shall comply with the conditions of the Environment Clearance to be issued along with our EC for our proposed expansion by the SEIAA, Haryana.

RAW MATERIAL REQUIREMENT

The list and the estimated quantity of raw materials required are given below for the production of 219.18 MT/day of final products:

S. No.	Raw Material	Existing (MT)	After Expansion (MT)
1	Steel Scrap	55.16	152.16
2	Ferro Chromium	8.25	22.76
3	Ferro Manganese	0.825	2.28
4	Ferro Silica	4.125	11.38
5	Copper	0.7425	2.05
6	Dolomite	14.3	39.45
7	Feldspar	0.2475	0.68
8	Coke	32.175	88.76

Table- Existing and Proposed Manpower Required

Particulars	Figures
Existing manpower	255
Additional manpower requirement for the project	145
Total manpower after expansion	400

EMP Budget

CONSTRUCTION PHASE			
Components	**Items**	**Capital cost (Rs.)**	**Recurring Cost (Rs. /Annum)**
Air	Water Sprinklers	76,000	900
	Shed for storage of raw materials		
	Tarpaulin Covers for vehicles for use during transportation of construction materials		
Water	Sanitary facilities	Existing facilities will be used	
	Drinking water facilities		
Soil	Shed for storage of top soils	6000	-
	Cementing of floor for storage of paints	Existing facilities will be used	
Noise	Ear plugs and muffs	20,000	-
Occupational health & safety	PPE kits and first aid facility	2,00,000	-
Total		**3,02,000**	**900**

OPERATION PHASE			
SL. No.	**Environmental Protection Measures**	**Capital Cost Rs. In lakhs**	**Recurring Cost Rs. In lakhs/year**
1	**Air Pollution Control Measures**		
	Cyclone separator	30,00,000	43,650
	Wet scrubber	2,00,00,000	43,00,000
	Bag filter	1,00,00,000	10,00,000
	Total	3,30,00,000	53,43,650
2	**Water Pollution Control Measures**		
	Sewage treatment plant	30,00,000	6,00,000
3	**Noise Pollution Control Measures**	All has been included in the plant and machineries cost	
4	**Waste Management**		
	Solid: Concrete platform for temporary storage of Bag filter Dust, Slag, Ash, and Iron ore & coal fines along with tarpaulin sheets	5,00,000	-
	Hazardous: Concrete platform with bund wall and oil collection system for storage of HSD, and other Oil Drums and Used Oil	Existing facilities will be used and that is sufficient	
	Total	**5,00,000**	**0**
5	Environment Monitoring Program	28,30,000	2,38,000
6	Occupational Health & Safety	10,00,000	30,000
7	Rain Water Harvesting	20,00,000	8000
8	Greenbelt Development and Landscaping	2,20,000	1,95,000
Total		**42,550,000**	**6,414,650**

A detailed discussion was held on the documents submitted regarding CCR, public hearing points, CLU, CA certificate, green area, list of plants, area details as well as the submissions made by the PP.

The Committee held a detailed discussion on the documents submitted by PP and found in order. After due deliberations, the Committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Avtar Steel Limited through its Director Birbhan Jindal S/o Sh.Manni Ram (as per the CLU issued by DTCP vide Memo No. ST-2283-PA(B)-2015/19026 dated 01.10.2015)** 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.

Specific Conditions:

1. Greening and Paving shall be implemented in the plant area to arrest soil erosion and dust pollution from exposed soil surface.
2. No ground water will be extracted.
3. The project proponent shall maintain ETP and treated water will be reused and

maintain the ZLD status.

4. The Oil scum and oily waste from plant shall be sent to registered re-cyclers.
5. All internal road and connecting road from project site to main highway shall be maintained with suitable Indian Standards as per the traffic load.
6. Performance test shall be conducted on all pollution control systems every year.
7. Particulate matter emission from stacks shall be less than 150 mg/Nm^3.
8. Hazardous waste generated i.e. Empty Barrel/Containers contaminated with Chemicals, Used Oil shall be sent to registered re-cyclers and the Oil soaked clothes/residues shall be sent to TSDF and Acid Recovery Plant shall be maintained.
9. The progress made in CER/EMP Budget expenditure shall be submitted along with six monthly compliance report to the IRO and also upload on the company web site.
10. The gaseous emission from various processes should conform to the load/ mass based standards as prescribed by the Ministry of Environment & forest and the Central/State Pollution Control Board from time to time. At no time the emission level should go beyond the prescribed standards.
11. Particulate matter emission from stacks shall be as per the stipulated guidelines of SPCB/CPCB.
12. Water meter to be installed at every inlet point of fresh water uptake and also at circulation point and regular record to be maintained.
13. The project proponent shall install 24 x 7 continuous effluent monitoring system with respect to standards prescribed in environment (Protection) Rules 1986 and its amendments from time to time and connect it to SPCB and CPCB online servers and calibrate the system from time to time according to equipment suppliers specification through labs recognized under Environment (Protection) Act 1986 or NABL accredited laboratories
14. Garland drain and collection pit shall be provided for each stockpile in case of runoff in the event of heavy rains and to check the water pollution due to surface runoff.
15. A resource efficiency group shall be created to set annual targets for resource conservation and annual reports shall be furnished to RO
16. All internal roads should be concreted/paved. Proper lighting and proper pathway inside the factory premises should be constructed to ensure safe vehicular movement. Provision of separate pathway for entry and exit of vehicles should be considered. Vehicles should confirm to pollution under control (PUC) norms. Proper housekeeping shall be maintained within the premises. Solar lighting should be used as far as practicable complying with HAREDA norms, if applicable.
17. Vehicles carrying a raw material shall be covered with tarpaulin to prevent spreading of dust during transportation
18. Regular Sweeping of Road shall be practiced with vacuum sweeping machine or water sprinkling to minimize dust.
19. Adequate measures to be adopted for control of fugitive emissions. Regular water sprinkling should be done to control the fugitive emissions.
20. Health and safety of workers should be ensured. Workers should be provided with adequate personnel protective equipment and sanitation facilities. Occupational health surveillance of workers shall be done on a regular basis and record maintained as per factories act.
21. Adequate measures to be adopted to ensure industrial safety. Proper fire detection & protection systems to be provided to control fire and explosion hazards.
22. Emergency preparedness plan based on the Hazard Identification and Risk

Assessment (HIRA) and Disaster Management Plan (DMP) shall be implemented

23. The project proponent carry out heat stress analysis for the workman who work in high temperature work zone and provide personal protection equipment as per the norms of the factory act
24. A Green Belt/area of 5762 sqm (10.01%) at the project site in addition to the 30% Green Area developed by HSIIDC Bawal shall be developed in a time frame of two years covering with native species within plant premises and avenue plantation (as committed by PP

General Conditions:

Statutory compliance:

The Environment Clearance (EC) granted to the project/ activity is strictly under the provisions of the EIA Notification, 2006 and its amendments issued from time to time. It does not tantamount/construe to approvals/ consent/ permissions etc., required to be obtained or standards/conditions to be followed under any other Acts/Rules/Subordinate legislations etc., as may be applicable to the project.

Air Quality Monitoring and Preservation

i. The project proponent shall monitor fugitive emissions in the plant premises at least once in every six month through laboratories recognized under Environment (Protection) Act,1986 or NABL accredited laboratories.
ii. Appropriate Air Pollution Control Measures (APCM) shall be provided for all the air pollution generating points, so as to comply prescribed stack emission standards.
iii. The project proponent shall provide leakage detection for Gaseous Fuel Storage Tanks.
iv. The project proponent shall design the ventilation system for adequate air changes as per prevailing norms for all motor houses, Oil Cellars wherever required.

Water Quality Monitoring and Preservation

i. The domestic wastewater will be treated through Sewage Treatment Plant in adjacent unit HRD (as committed by PP) to meet the prescribed standards.
ii. The project proponent shall maintain the ETP and treated water will be reused and maintain the ZLD status.

Noise Monitoring and Prevention

Noise quality shall be monitored as per the prescribed Noise Pollution (Regulation and Control) Rules, 2000 and report in this regard shall be submitted to Integrated Regional Office (IRO), MoEF & CC as a part of six-monthly compliance report.

Energy Conservation Measures

i. Energy conservation measures will be adopted such as adoption of renewable energy and provision of LED lights etc., to minimize the energy consumption.
ii. Waste Heat Recovery System shall be provided as per technical feasibility.
iii. Green Hydrogen Plant will be installed as committed by project proponent.

Waste Management

i. Waste Acid Recovery Plant shall be provided.
ii. Interleaving paper shall be recycled to maximum possible extent.
iii. Kitchen waste shall be composted.

Green Belt

i. The project proponent shall prepare GHG emissions inventory for the plant and shallsubmittheprogrammeforreductionofthesameincludingcarbonsequestrationincludingplantation.

ii. Project proponent shall submit a study report on De-carbonization program, which would essentially consist of company's carbon emissions, carbon budgeting/ balancing, carbon sequestration activities and carbon capture, use and storage and off setting strategies.

Human Health and Safety Issues

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

ii. The project proponent shall provide Personal Protection Equipment (PPE) as per the norms of Factory Act.

iii. Occupational health surveillance of the workers shall be done on a regular basis and record shall be maintained.

Environment Management

i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 30/09/2020 as part of Corporate Environment Responsibility (CER)activity.

ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors/Occupier.

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

Miscellaneous

i. The project proponent shall make public the environmental clearance granted for theirprojectalongwiththeenvironmentalconditionsandsafeguardsattheircostbypro minently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition this shall also bed is played in the project proponent's website permanently.

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

iii. Theprojectproponentshalluploadthestatusofcomplianceofthestipulatedenvironment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

iv. The project proponent shall monitor the criteria pollutants level namely; PM_{10}, SO_2,NOx(ambientlevelsaswellasstackemissions)orcriticalsectoralparameters,indicated for the projects.

v. The project proponent shall submit six-monthly reports on the status of the complianceofthestipulatedenvironmentalconditionsonthewebsiteoftheMinistryofEnvironment,Forest and Climate Change at environment clearance portal.

vi. 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.

vii. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report.

viii. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change

(MoEF&CC).

286.07 EC for Proposed AIIMS Hospital at Village Majra Mustil Bhalkhi, District Rewari, Haryana by M/s HLL Infra Tech Services Limited

Project Proponent : Sh.Sayed Ayub Basha
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/459872/2024 dated 08.01.2024 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. 583766 dated 04.12.2024.

Table 2- Basic Details

Name of the Project: EC for Proposed AIIMS Hospital at Village Majra Mustil Bhalkhi, District Rewari, Haryana by M/s HLL Infra Tech Services Limited		
Sr. No.	**Particulars**	
Online Proposal no. SIA/HR/INFRA2/459872/2024		
1.	Latitude	28°9'2.56" N
2.	Longitude	76°24'49.6" E
3.	Plot Area	823509.99 m2
4.	Net planned area	344,712.9 m2 (85.1805 acres)
5.	Proposed Ground Coverage	36,762.13 m2
6.	Proposed FAR	147436.02 m2
7.	Non FAR Area (Basement area)	4151.16 m2
8.	Total Built Up area	151587.18 sqm
9.	Total Green Area with Percentage	103413.87 m2 (30% of planned area)
10.	Rain Water Harvesting Pits	90 nos.
11.	STP Capacity	1050 KLD
12.	ETP capacity	75 KLD
13.	Total Parking	1,375 ECS
14.	Maximum Height of Building	Max: 34.65 m (terrace of topmost livable floor)
15.	Power Requirement	8,277 KVA
16.	No. of DG set	11,000 kVA (5 x 2000 + 2 x 500 kVA) (equivalent to 7,920 kW at 90% loading)
17.	Total Water Requirement	1695.1 KLD
18.	Organic waste converter	2 No.
19.	Fresh Water Requirement	959.7 KLD
20.	Treated water	735 KLD
21.	Waste Water Generated	878.7 KLD
22.	Solid Waste Generated	3177 kg/day
23.	Biodegradable Waste	1271 kg/day
24.	Number of building blocks	27

25.	Maximum No. of Floors		B+G+ 7
26.	Dwelling unit		178
27.	No of Basement		1
28.	No of Hospital beds		750 nos
29.	Total Cost of the project		1221 crore
30.	EMP Budget	i) Capital Cost	1774.74 lacs
		ii)Recurring Cost / Year	179.8 lacs
31.	Incremental Load in respect of:	i) $PM_{2.5}$	0.14 µg/m^3
		ii) PM_{10}	0.27 µg/m^3
		iii) SO_2	0.89 µg/m^3
		iv) NO_2	3.62 µg/m^3
		v) CO	0.003 mg/m^3
32.	Status of Construction		Not Started
33.	Construction Phase:	Power Back-up	125 kVA
		Water Requirement & Source	20 KLD, Tanker Supply
		Anti-Smog Gun	4 Nos.

The case was taken up in 286th meeting held on 07.02.2024. The PP alongwith consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP submitted reply dated 09.02.2024 along with an affidavit dated 10.02.2024 stating therein as under:

- That, the lease deed was done between Governor of Haryana through Deputy Director, Directorate of medical Education and Research and Ministry of Health and Family welfare, Government of India for total plot area 203 acres are thereabout.
- That, Ministry of Health and Family welfare, Government of India has appointed M/s HLL Infra Tech Services Limited (HITES) (A subsidiary of HLL Lifecare Limited, A Government of India Enterprises) as Executing agency vide F. No. Z-28016/17/2016-SSH (Ph-IV) dated 13th December 2023. Copy of the same is attached as Annexure 1.
- That, the total plot area of the project is 203 acres are thereabout, out of which 85.18 acres is proposed to be developed at present, and the balance 118.31 is left for future expansion.
- That, Entire waste water will be treated on site STP & ETP and reused, the proposed project will be zero liquid discharge (ZLD).
- That, no litigation which are in our knowledge is pending on the land of the proposed project.
- That, Biomedical waste generated shall be handed over to authorized recycler approved by HSPCB.
- That, Radio Active Waste management for hospitals is covered under Atomic Energy (Safe Disposal of Radioactive Wastes) Rules, 1987. The hospital will manage the radioactive waste generated from the hospital will be managed as per AERB guidelines.

- That, 90 Nos. of RWH pits (Single bore) will be provided.
- That, Water assurance has applied to PHE Division. Copy of the same is attached as Annexure 2.
- That, Power assurance has been obtained. Copy of the same is attached as Annexure 3.
- That, the project site has 107 nos of existing trees. The existing trees will be either transplanted or felled depending on their size and species after obtaining prior permission from the concerned Forest Department.
- That, the cost of the project is 1221 Cr. Supporting documents is attached as Annexure 4.
- That, Solar will be provided at extend possible.
- That, the approach road to the project site is clear.

PP further submitted **EMP** details of the project as under:

Construction Phase			
	COMPONENT	**CAPITAL COST (Rs in Lacs)**	**RECURRING COST (Rs in Lacs)/Annum**
1	Barrier wall around construction site	99.64	
2	Paving of roads/ walkways to reduce dust emission	12.00	3.00
3	Water sprinkling for dust suppression		2.45
4	Anti-smog gun for dust suppression	12.00	2.00
5	Wheel washing bay for construction vehicles	8.00	3.00
6	Shed & covering for construction materials	10.00	1.50
7	Covering of excavated soil		1.00
8	Sedimentation trap & storm drains	2.00	2.50
9	Drinking water & sanitation facilities for cons. Workers (Mobile toiles solid waste management etc.)	13.35	7.56
10	Garbage and debris disposal	0.50	1.00
11	First aid room and medical facilities for workers	4.00	0.50
12	PPE for construction workers	10.00	
13	Monitoring / testing of air, noise, water & soil		0.50
14	Six-monthly compliance report of EC conditions		2.00
	TOTAL	**171.49**	**27.01**

Operation Stage			
	COMPONENT	**CAPITAL COST (Rs in Lacs)**	**RECURRING COST (Rs in Lacs)/Annum**
1	Sewage treatment plant (STP & ETP)	262.50	39.38
2	Rainwater harvesting system	680.00	13.60
3	Stacks for DG sets	70.00	8.52
4	DG room enclosure & acoustic treatment	25.28	6.81
5	Solid waste storage bins & OWC	22.73	
6	Tree plantation & landscaping	310.24	
7	Solar panel (SPV)	165.00	2.27
8	Solar water heating system	67.50	77.56
9	Monitoring / testing of air, water, noise, soil, stack emission, STP effluent and DG noise		3.30

10	Six-monthly compliance report of EC conditions		1.35
	TOTAL	**1,603.25**	**152.79**

A detailed discussion was held on the documents submitted regarding ZLD, building plan, bio-medical waste, RWH, radioactive waste management, solar power, water assurance, land detail, wildlife sanctuary, water assurance, power assurance, land detail as well as the submissions made by the PP and the documents submitted.

. The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Ministry of Health & Family Welfare (as per the Lease Deed dated 05.07.2023) C/o HLL Infra Tech Services Limited (as per the authorization letter issued by Ministry of Health & Family Welfare, PMSSY-III dated 13.12.2023)** 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. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC**.
2. Sewage shall be treated in the STP on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
3. The PP should not mix the ETP effluent after treatment in the STP and ETP effluent shall be separately utilized for the purposes
4. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
5. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
6. The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
7. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
8. 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.

9. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
10. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
11. 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.
12. 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.
13. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
14. 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.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
17. The PP shall not mix ETP treated effluent with STP water
18. The PP Shall comply with SOP for reduction of Air and Noise pollution during construction and operation phase
19. The PP shall follow SOP regarding single use plastic free
20. The PP shall follow the SOP for reduction of carbon footprints
21. PP shall not mix ETP treated effluent with STP treated effluent and MEE should be installed to evaporate ETP treated water
22. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
23. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
24. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
25. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
26. The PP may provide electric charging stations to facilitate electric vehicle commuters.
27. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.

28. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
29. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **103413.87 m2 (30% of planned area**) shall be provided for green area development.
30. The PP shall provide solar power as per HAREDA norms
31. **90** Rain water harvesting tank shall be provided for ground water recharging as per the CGWB norms.
32. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
33. The PP shall register themselves on https://dustapphspcb.com portal as per the Direction No. 14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

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

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

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

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

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

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

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

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

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

I Air Quality Monitoring and Preservation

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

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

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

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

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

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

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

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

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

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

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

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

II Water Quality Monitoring and Preservation

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

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

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

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

v. A certificate shall be obtained from the local body supplying water, specifying the total

annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

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

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

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

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

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

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

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

xiii. All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

III Noise Monitoring and Prevention

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

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

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

IV Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

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

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

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

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

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

V Waste Management

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

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

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

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

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

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

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

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

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

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

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

VI Green Cover

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

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

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

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

v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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

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

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

VIII Human Health Issues

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

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

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

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

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

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

IX Corporate Environment Responsibility

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

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

iii. A separate Environmental Cell both at the project and company head quarter level, with

qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

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

X Miscellaneous

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

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

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

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

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

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

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

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

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

x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance

xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.

xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

286.08 EC for Proposed Expansion of Industrial Shed for Automobile Manufacturing (Integrated Facilities) Unit situated at Plot No. 831, Industrial Model Township (IMT) Kharkhoda, Sonipat, Haryana by M/s Maruti Suzuki India Limited

Project Proponent : Paresh Mani Sharma
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/457883/2024 dated 29.01.2024 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. 509359 dated 16.08.2023.

The case was taken up in 286th meeting held on 07.02.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised following observations:

1. The PP shall submit the purpose of the project in detail.
2. The PP shall submit affidavit regarding all basic information.
3. The PP shall submit affidavit regarding activity of project site.
4. The PP shall submit approved zoning plan.
5. The PP shall submit affidavit regarding supply of treated water.
6. The PP shall submit area calculation chart of project.
7. The PP shall submit affidavit regarding ZLD.
8. The PP shall submit affidavit regarding hydrological study.
9. The PP shall submit affidavit and revised green plan with increase in green development area.
10. The PP shall submit list of species of trees.
11. The PP shall submit mosaic plan.
12. The PP shall submit underground water table for lagoon area.
13. The PP shall submit affidavit as to why CCR is not needed for this proposal.
14. The PP shall submit affidavit to the effect that in case of additional units established within the vacant project site, having more than 20000 sqms built up area then those units will obtain separate fresh EC.
15. The PP shall establish anti smog tower in consultation with Haryana State Pollution Control Board.

16. The PP shall adopt a pond, situated nearby the project, for its rejuvenation and shall submit ID of said pond.

The PP shall submit reply of above mentioned observations within 15 days. The case shall be taken as and when the reply is received.

286.09 EC for "Revision and Expansion of Commercial Complex" located at Sector 66, Village Maidawas, Gurugram, Haryana by M/s French Build Mart Pvt Ltd.

Project Proponent : Not Present
Consultant : OCEAO Enviro Management Solutions (India) Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/459633/2024dated 31.01.2024 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. 024474 dated 12.01.2024.

The case was taken up in 286th meeting held on 07.02.2024. However, PP requested vide letter dated 05.02.2024 to defer their case as they could not attend the meeting due to unforeseen circumstances. The committee acceded with the request of PP and deferred their case.

286.10 EC for Group Housing Development Project (2.303 acre) at Sector 37D, Gurugram, Haryana by M/s Ramprastha Promoters & Development Pvt. Ltd.

Project Proponent : Not Present
Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/456831/2023dated 27.12.2023 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.818746 dated 13.12.2023.

The case was taken up in 284th meeting held on 05.01.2024 but was deferred on request of PP.

Thereafter, the case was taken up in 286th meeting held on 07.02.2024. However PP requested vide letter dated 07.02.2024 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.

286.11 EC for Mixed Land Use colony Project under TOD Policy at Village Pawala Khusrupur, Sector 106, Gurugram, Haryana by M/s Sobha Ltd

Project Proponent : Sh.C.M. Batra
Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/454719/2023 dated 08.12.2023 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.023198 dated 07.12.2023.

The case was taken up in 284th meeting held on 05.01.2024. However, the case was deferred on request of PP.

Table 1- Basic Details

Name of the Project: EC for Mixed Land Use colony Project under TOD Policy at Village Pawala Khusrupur, Sector 106, Gurugram, Haryana by M/s Sobha Ltd		
Sr. No.	**Particulars**	
Online Proposal no. SIA/HR/INFRA2/454719/2023		
1.	Latitude	28°30'15.44"N
2.	Longitude	77° 0'13.26"E
3.	Plot Area	22298.179 sqm
4.	Proposed Ground Coverage	8,770.54 sqm
5.	Proposed FAR	73578.92 sqm
6.	Non FAR Area	57,403.85 sqm
7.	Total Built Up area	1,30,982.77 sqm
8.	Total Green Area with Percentage	7580 sqm (@ 33.98% of the plot area)
9.	Rain Water Harvesting Pits	28 RWH pits
10.	Rainwater Harvesting Tanks (with capacity)	3 RWH tanks (2 tanks of 70 m3 and 1 tank of 40 m3)
11.	STP Capacity	590 KLD (260 KLD, 290 KLD and 40 KLD)
12.	Total Parking	970 ECS
13.	Maximum Height of the Building	115.30 m
14.	Power Requirement	5,624.3 kVA
15.	No. of DG set	9 DG sets of total capacity 4,810 kVA (2*630 kVA + 4*500 kVA+ 2*750 kVA + 50 kVA)
16.	Total Water Requirement	400 KLD
17.	Fresh Water Requirement	156 KLD
18.	Domestic Water Requirement	239 KLD
19.	Treated Water Available for Reuse	187KLD
20.	Waste Water Generated	208 KLD
21.	Solid Waste Generated	1,642 kg/day
22.	Organic Waste Converter	01
23.	Total Population	5,681

24.	No of floors		28	
25.	Dwelling unit		348	
26.	Number of Towers		03	
27.	Basement		03	
28.	R+U Value of Material used (Glass)		2.67 W/m^2 deg C	
29.	Total Cost of the project:		INR 478.29 Crores	
30.	EMP Budget	i) Capital Cost	956.58 Lakhs	
		ii) Recurring Cost	90.65 Lakhs	
31.	Incremental Load in respect of:		i) $PM_{2.5}$	0.018 µg/m^3
			ii) PM_{10}	0.027 µg/m^3
			iii) SO_2	0.004 µg/m^3
			iv) NO_2	1.289 µg/m^3
			v) CO	0.493 µg/m^3
30.	Status of Construction		No Construction is done at the project site	
31.	Construction Phase:	Power Back-up	100 kVA	
		Water Requirement & Source	100 ML & Private water tankers	
		STP (Modular)	1	
		Anti-Smog Gun	1	

The case was taken up in 286th meeting held on 07.02.2024. The PP alongwith consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated 09.02.2024 alongwith two affidavits dated 09.02.2024 mentioning therein as under:

- That we are going to construct Mixed Land Use Colony Project under TOD Policy at Village- Pawala Khusrupur, Sector- 106, Gurugram, Haryana.
- That, revenue rasta of 4 karam is passing through the project site. We have submitted the request letter for grant of permission to MCG-Commissioner, Gurugram, Haryana for usage of revenue rasta. We will submit the required permission in due course of time.
- That, we will provide solar power utilization of 2 % of the total power demand i.e. 112 kVA.
- That we will propose 3 nos. of STPs each having capacity of 290 KLD (Residential Block), 260 KLD (Commercial), 40 KLD (EWS).

PP further submitted EMP details as following:

Table 2 – EMP Details

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	136	20
Rainwater Harvesting System	99	10.75
Solid Waste Management	95	5.0
Environmental Monitoring	---	9
Green Area/ Landscape Area	50	10.5
Others (Energy saving devices, miscellaneous)	175	10
Providing laptops and mobile phones to students of - • Bal Bharti Public School, Sector 105 • Blossoms Primary School	75.08	---
Providing Water Coolers in the following local Govt. Schools- • Bal Bharti Public School, Sector 105 • Blossoms Primary School	68.5	---
Setting up solar lighting facilities in Babupur Village	95	---
Plantation in Babupur Village	25	---
Providing sanitation facility in Babupur Village	12	---
Pond (UID no.02HRGGMGUR0001PWLA001)	126	25.4
TOTAL	**956.58**	**90.65**

A detailed discussion was held on the documents submitted regarding CA certificate, solar power, EMP, Aravali, Forest, court case, RWH, revenue rasta, pond as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Ajay Singh Vijay Singh Ss/o Lala Ram, Hemant S/o Ameer Singh in collaboration with Sobha Ltd. (as per the License issued by DTCP vide Endst No.LC-4608-PA(VA)-2023/11584 dated 21.04.2023)** 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) **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC**.
2) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.

3) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4) The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8) The 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.
9) 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 SO_2 load by 30% if HSD is used
10) The PP shall install electric charging points for charging of electric vehicles.
11) 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.
12) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
14) The PP shall not carry any construction below the HT Line passing through the project, if any.
15) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.

17) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19) 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 ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
21) The PP may provide electric charging stations to facilitate electric vehicle commuters.
22) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
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 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **7580 sqm (@ 33.98% of the plot area)** shall be provided for green area development.
25) The PP shall adopt a **Pond** in **Village Panwala, Khusropur Pond (UID no. 02-HR-GGM-GUR-0001-PWLA-001)** for its rejuvenation and maintenance.
26) **28 Rain Water Harvesting recharge pits** shall be provided for ground water recharging as per the CGWB norms.
27) The PP shall provide solar power utilization of **2 % of the total power demand i. e. 112 kVA.**
28) The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
29) The PP shall register themselves on https://dustapphspcb.com portal as per the Direction No. 14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

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

I Air Quality Monitoring and Preservation

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 andPM2.5) covering upwind and downwind directions during the construction period.
iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke &other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
vii. Wet jet shall be provided for grinding and stone cutting.
viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set

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

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

II Water Quality Monitoring and Preservation

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

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

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

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

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

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

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

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

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

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

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

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

xiii. All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

III Noise Monitoring and Prevention

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

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

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

IV Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

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

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

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

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

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

V Waste Management

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

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

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

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

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

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

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

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

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

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

VI Green Cover

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

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

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

iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut)to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

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

v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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

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

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

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

VIII Human Health Issues

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

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

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

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

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

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

IX Corporate Environment Responsibility

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

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

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

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

X Miscellaneous

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

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

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

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

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

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

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

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

ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA,

Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.

x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance

xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.

xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

286.12 EC for Expansion cum modification of commercial Colony (Retail, Food Court & Office) at village- Maidawas, Sector-66, Gurugram, Haryana by M/s Emaar India Limited and being developed by Elan City LLP.

Project Proponent : Not Present
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/449954/2023 dated 23.10.2023 for obtaining **Environment Clearance for Expansion-cum-Modification** 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. 038822 dated 14.09.2023.

The case was taken up in 281st meeting held on 24.11.2023. However the case was deferred on request of PP.

The case was taken up in 286th meeting held on 07.02.2024. However PP requested vide letter dated 05.02.2024 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.

286.13 EC for Expansion of Commercial Colony (Retail, Multiplex & Food Court) at village- Adampur, Sector-50, Gurugram, and Haryana by M/s Pyramid City Projects LLP & Others In Collaboration With Elan Ltd.

Project Proponent : Not Present

Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/429821/2023 dated 11.05.2023 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. 038690 dated 19.05.2023.

The case was taken up in 269th, 276th and 284th meeting. However the case was deferred on request of PP.

The case was taken up in 286th meeting held on 07.02.2024. The Consultant appeared before the committee and submitted a letter dated 05.02.2024 mentioning that there is some change in EC application. So PP has requested to an ADS against the above mentioned proposal. The committee acceded with the request of PP and unanimously decided that an ADS be raised through PARIVESH portal so that PP/Consultant may upload the revised proposal.

286.14 EC for Proposed Group Housing Colony under TOD Policy over an area measuring 4.525 Acres in revenue estate of Village-Begampur Khatola, Sector-71, Gurugram, Haryana by M/s Pyramid Infratech Pvt. Ltd.

Project Proponent : Not Present
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal SIA/HR/INFRA2/449745/ 2023dated 21.10.2023 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. 346068 dated 12.10.2023.

The case was taken up in 281st meeting held on 24.11.2023. However the case was deferred on request of PP.

The case was taken up in 286th meeting held on 07.02.2024. However PP requested vide letter dated 06.02.2024 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.

286.15 EC for Proposed Affordable Group Housing Colony Over An Area Measuring 4.25 Acres In The Revenue Estate Of Village-Gopalpur, Sector-99 A, Gurugram and Haryana by M/s Dishita Infra Private Limited

Project Proponent : Not Present
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/439764/2023 dated 09.08.2023 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.514404 dated 08.05.20.23.

The case was taken up in 280th meeting held on 08.11.2023. However, PP stated vide letter dated 08.11.2023 that the site plan is approved with Tower A, B, G & commercial as freezed due to 66 KV HT line passing through the site. But the built up area is calculated/provided in application considering the unfreezed and freezed pockets and applied for shifting of 66 KV HT line. The permission is not received yet. Therefore, PP want to recalculate the built up area considering only unfreezed pockets, the freezed pocket will not be added.

Further, PP requested to raise ADS to the project for further process. The committee acceded with the request of PP and decided that an ADS be raised to enable PP to upload the revised details of the proposal on PARIVESH portal.

The ADS was raised on request of PP/Consultant which was replied and closed by the PP.

Thereafter, the case was taken up in 284th meeting held on 05.01.2023. However, the PP submitted a letter dated 05.01.2024 requesting to defer the case on the ground that the permission for shifting of HT Line has not been received from competent authority till date. The Committee acceded with the request of the PP and deferred the case for next meeting.

The case was taken up in 286th meeting held on 07.02.2024. However PP requested vide letter dated 06.02.2024 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.

286.16 EC for Proposed Health Institution (Hospital) in the Revenue Estate of village Ullawas, Sector-63 A, Tehsil- Wazirabad, District-Gurugram, Haryana by M/s ESSEL Infra LLP

Project Proponent : Sh. Navneet Kumar
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal SIA/HR/INFRA2/452757/2023 dated 20.11.2023 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.514713 dated 06.10.2023.

The case was taken up in 282nd meeting held on 08.12.2023. However, PP requested vide letter dated 01.12.2023 to defer their case as the permission for use of Revenue Rasta is still under process. The committee acceded with the request of PP and deferred their case.

Table 2- Basic Details

Name of the Project: Proposed Health Institution (Hospital) in the Revenue Estate of Village Ullawas, Sector–63A, Tehsil Wazirabad, Gurugram, Haryana by M/s ESSEL INFRA LLP in Collaboration with Prem Singh S/o Sri Sukhlal.			
Sr. No.	**Particulars**		
1.	Online Proposal Number		SIA/HR/INFRA2/452757/2023
2.	Latitude		28°23'52.04"N
3.	Longitude		77° 6'7.98"E
4.	Total Plot Area as per CLU		8,624.86 m^2/ 2.131 Acres
5.	Net Plot Area as per zoning		8,537.99 m2 (2.109 Acre)
6.	Proposed Ground Coverage (@33.556 %)		2,951.215 m^2
7.	Proposed FAR		13,456.960 m^2
8.	Proposed Non FAR Area		13,063.509 m^2
9.	Total Built Up area		26,520.469 m^2
10.	Total Green Area with %		1,762.000 m^2 (20.63% of net plot area)
11.	Rain Water Harvesting Pits		2 Pits
12.	STP Capacity		100 KLD
13.	ETP Capacity		10 KLD
14.	Total Parking		141 ECS
15.	Organic Waste Converter		Total 1 nos. of OWC of capacity 300 Kg/day (1 × 300 kg/day)
16.	Maximum Height of the Building (m)		29.90 m (till terrace)
17.	Power Requirement & Source		1290 KW (DHBVN)
18.	Power Backup		Total 3 nos of DG Sets 1750 kVA = (2 x 750 kVA + 250 kVA)
19.	Water Requirement		167 KLD
20.	Fresh Water Requirement		75 KLD
21.	Treated Water		82 KLD
22.	Waste Water Generated		92 KLD
23.	Solid Waste Generated		415 Kg/day
24.	Biodegradable Waste		215 Kg/day
25.	Basement		2 nos
26.	IPD beds		162 Nos
27.	Stories		(B2 + B1 + G + 2F + S + 3F) Max.
28.	R+U Value of Material used (Glass)		U Value: 5.5 w/sqm k SHGC: 0.9
29.	Total Cost of the project:	i) Land Cost	Total Cost of Project: Rs.105.84 Cr.
		ii) Construction Cost	
30.	CER		NA
31.	EMP Budget		EMP Budget: Rs.427 Lakhs
32.	Incremental Load in respect of:	i) PM 2.5	0.06884
		ii) PM 10	0.11015
		iii) SO_2	0.27538
		iv) NO_2	0.08552

		v) CO	0.0000452
33.	Construction Phase:	Power Back-up	Temporary electrical connection of 5 KW & 01 DG of 125 KVA
		Water Requirement & Source	Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 25 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
		STP (Modular)	1 Nos of 5 KLD
		Anti-Smoke Gun	01 Nos of Anti-smog gun

The case was taken up in 286th meeting held on 07.02.2024. The PP alongwith consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated 07.02.2024 alongwith an affidavit of even date stating therein as under:

- That we will not lay services through revenue rasta
- That we will not generate any radioactive waste as per AERB (Atomic Energy Regulatory Board) Radiation Protection Rule, 2004 in the project.
- That ETP treated water will be not used for flushing and horticulture purpose.

PP further submitted EMP details of the project:

Table 2- EMP Details

During Construction Phase			**During Operation Phase**		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost (In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	5.00	20.00	Waste Water Management (STP & ETP)	50.00	100.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	5.00	50.00
Green Belt Development	1.00	12.00	Green Belt Development	1.00	24.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system (2 pits)	6.00	1.00	Rainwater harvesting system	00.00	2.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20.00	5.00	DG Sets including stack height and acoustics	50.00	0.00

Medical cum First Aid facility (providing medical room & doctor)	1.00	4.00	Energy Saving (Solar Panel system)	30.00	0.00
Storm Water Management (temporary drains and sedimentation basin)	10.00	5.00			
Total	**43.00 Lakhs**	**62.00 Lakhs**	**Total**	**136.00 Lakhs**	**186 Lakhs**
G. Total	**427 Lakh**				

A detailed discussion was held on the documents submitted regarding ETP, revenue rasta, CA certificate, court case, ZLD, forest, aravali, zoning as well as the submissions made by the PP and the documents submitted.

. The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s ESSEL Infra LLP (as per the CLU issued by Directorate of Urban Local Body, Haryana vide Memo No.DULB/OL-CLU/CLU05012000180/permission/2 dated 09.08.2023)** 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. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC**.
2. Sewage shall be treated in the STP on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
3. The PP should not mix the ETP effluent after treatment in the STP and ETP effluent shall be separately utilized for the purposes
4. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
5. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
6. The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
7. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

8. 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.
9. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
10. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
11. 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.
12. 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.
13. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
14. 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.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
17. The PP shall not mix ETP treated effluent with STP water
18. The PP Shall comply with SOP for reduction of Air and Noise pollution during construction and operation phase
19. The PP shall follow SOP regarding single use plastic free
20. The PP shall follow the SOP for reduction of carbon footprints
21. PP shall not mix ETP treated effluent with STP treated effluent and MEE should be installed to evaporate ETP treated water
22. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
23. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
24. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.

25. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
26. The PP may provide electric charging stations to facilitate electric vehicle commuters.
27. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
28. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
29. As proposed **1,762.000 m2 (20.63 % of net plot area)** shall be developed as green development plan
30. **02** Rain water harvesting tank shall be provided for ground water recharging as per the CGWB norms.
31. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
32. The PP shall register themselves on https://dustapphspcb.com portal as per the Direction No. 14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

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

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

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

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

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

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

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

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

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

I Air Quality Monitoring and Preservation

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

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

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

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

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

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

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

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

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

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

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

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

II Water Quality Monitoring and Preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

xiii. All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

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

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

III Noise Monitoring and Prevention

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

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

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

IV Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

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

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

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

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

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

V Waste Management

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

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

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

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

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

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

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

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

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

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

VI Green Cover

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

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

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

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

v. The PP shall ensure that the area marked for greenery and trees will not be rendered

impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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

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

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

VIII Human Health Issues

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

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

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

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

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

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

IX Corporate Environment Responsibility

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

ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/

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

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

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

X Miscellaneous

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

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

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

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

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

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

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

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

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

x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance

xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.

xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

286.17 EC for Expansion of IT Park/Cyber Park project at Sector-66, Village Maidawas, Gurugram, Haryana by M/s Advance India Projects Limited

Project Proponent : Not Present
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal SIA/HR/INFRA2/449943/2023 dated 28.11.2023 for obtaining **Environment Clearance for Expansion** 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.001557 dated 12.09.2023.

The case was taken up in 283rd meeting held on 13.12.2023. However, the case was deferred on request of PP.

The case was taken up in 286th meeting held on 07.02.2024. However PP requested vide letter dated 06.02.2024 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.

286.18 Modification in Environment Clearance of Group Housing Project "RAISINA RESIDENCY" at Sector-59, Village-Ullahwas, Gurgaon, Haryana by M/s Standard Farms Private Limited

Project Proponent : Sh. Kamal Kant Sehgal
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/MIS/305339/2023 dated 05.10.2023 for obtaining **Modification in 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.008827 dated 08.09.2023.

The case was taken up in 280th meeting held on 08.11.2023. The committee discussed the case and raised some observations.

Further, the case was taken up in 284th meeting held on 05.01.2024. The PP submitted the reply vide letter dated 22.12.2023 of observations raised during 280th meeting:

However, vide letter dated 05.01.2024, the PP requested to defer the case on the ground that due to bad weather their flight was cancelled, therefore, they were unable to attend the meeting. The committee acceded with the request of PP and deferred the case for next meeting.

The case was taken up in 286th meeting held on 07.02.2024. PP presented the case before the committee. After discussion, the committee raised some observations. The PP replied to the observations in form of affidavit. The contents of affidavit are as under:

- That, Earlier Environment Clearance (EC) of the project was granted under the reference letter no. DEH/09/SEIAA/50 dated 01.04.2009 for total built-up area 94,203.12 sqm under 8(a) Category Project.
- That, In the initially granted Environment Clearance (EC) the total built-up area was stipulated as 94,203.12 sqm. This built-up area did not include 28,089.959 sqm of built-up area which is part of the non-FAR area (Basement Area). It is pertinent to point out that we had mentioned basement area in the application but the same was not mentioned in the EC awarded to us. We have obtained the documents submitted earlier for the previous EC through RTI from SEIAA Haryana vide Memo No: SEIAA/RTI/HR/2023/08 dated 13/09/2023. Forwarding letter of obtaining RTI is attached as **Annexure 1.**
- That, Now, we are applying for the modification to the existing Environment Clearance in order to include the previously omitted non-FAR area of 28,089.959 sqm. The actual built-up area of the project has been revised to 1,22,293.079 sqm. The plot area is 47,469.551 sqm.
- That, The building is already under operation phase for which part OCs were obtained with vide Memo No. ZP-297/JD(BS)/2012/4529 dated 29/03/2012 for building blocks A, B, D1, E, E1 (187 dwelling units); vide Memo No. ZP-297/SD(BS)/2013/60355 dated 12/12/2013 for Building Block B1, New Victoria (105 Dwelling Units), 4 Nos. Villas and Community Centre and vide Memo No. ZP-297/SD(BS)/2014/14310 dated 01/07/2014 for Tower C and C1. The project has valid CTO. Copy of CTO is attached as **Annexure 2.**

- That, Comparative statement of the project with respect to actual status is as below:

S.No.	Description	As per previous EC	As per new proposal	Difference	Unit
1.	Plot Area	47469.55	47,469.55	0	sqm
2.	Built up Area*	94203.12	1,22,293.08	28,089.96	sqm
3.	Dwelling units	355	396	41	nos.
4.	Total Water Requirement	331	367.58	36.58	KLD
5.	Fresh Water Requirement	233	175.68	-57.32	KLD
6.	Waste Water Generation	200	213.14	13.14	KLD

7.	STP Capacity	225	450 (Including 225 KLD as standby)	225.00	KLD
8.	Treated water requirement	180	191.9	11.90	KLD
9.	Solid Waste Generation	12.3	0.91	-11.39	TPD
10.	Biodegradable Waste Generation	4.92	0.36	-4.56	TPD
11.	Power Requirement	3672	4500	828.00	kva
12.	Total Parking Requirement	970	705	-265.00	nos.
13.	Project Cost	381.1	548.61	167.51	crores

- That, the project has been handed over to resident welfare association.

The committee after discussion considered the reply and is of the unanimous view that the case is recommended to SEIAA for granting Modification in earlier Environmental Clearance letter no.DEH/09/SEIAA/50 issued on 01.04.2009 under EIA Notification dated 14.9.2006 whereas all other contents and conditions mentioned in the earlier issued Environment Clearance will remain same.

286.19 ToR for Expansion of Manufacturing Capacity of Avtar Steel Limited Unit-IV from 29600 MTPA to 80000 MTPA, Village Mohana, Tehsil & District Sonipat, Haryana by M/s Avtar Steel Ltd

Project Proponent : Sh. Nitin Garg
Consultant : SBA Enviro Systems Pvt. Ltd.

The present proposal was submitted to the SEIAA vide No. SIA/HR/IND1/411161/2023 for approval of Terms of Reference, within the scope and meaning of Category 3(a) of EIA Notification dated 14.09.2006. The Project Proponent has deposited scrutiny fee of Rs.1,50,000/- vide DD No.442024 dated 17.12.2023 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

The case was taken up during 167th Meeting of SEIAA held on 30.09.2023.

The Authority observed that the instant proposal was submitted to the Authority for Approval of Terms of Reference (TOR) for Expansion of Manufacturing capacity of Avtar Steel Limited Unit-IV from 29600 MTPA to 80000 MTPA, Village Mohana, Tehsil & District Sonipat, Harvana. Accordingly, the Standard Terms of Reference (TOR) were approved by the Authority on 13.01.2023. Further, it was also observed by Authority that the Project Proponent has already applied for withdrawal of the same through PARIVESH Web Portal.

The Authority after deliberations and discussions, decided to refer the proposal to the State Expert Appraisal Committee (SEAC) to examine whether Office Memorandum (OM) No.

F.No. IA3-22/6/2023-IA.III [E-204444) dated 20.04.2023 issued by the MOEF & CC, GoI; regarding applicability of EIA Notification dated 14.09.2006 for manufacturing of welded pipes and seamless tubes etc is applicable/justifiable & appropriate, in the present proposal.

The case was taken up in 279th meeting of SEAC held on 27.10.2023. However, neither PP nor any representative on his behalf has appeared before the Committee. The committee after discussion, decided to defer the case for next meeting.

The case was taken up in 286th meeting held on 07.02.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and directed PP/Consultant to submit the chronology of the project. The PP further submitted chronology of the project in the form of an affidavit dated 08.02.2024 stating therein as under:

- That we have submitted an application for obtaining Environmental Clearance vide proposal no.SIA/HR/IND1/411161/2023 on 17.12.2022 for expansion of manufacturing capacity from 29600 MTA to 80000 MTA for our Unit Avtar Steel Limited Unit-IV at village Mohana, Tehsil and District Sonepat, Haryana
- That we have later withdrawn our proposal vide our letter dated 18.08.2023 due to change in project configuration of manufacturing capacity.
- That we have submitted another proposal vide no.SIA/HR/IND1/451888/2023 on 14.11.2023 for expansion of manufacturing capacity from 29600 MTA to 120000 MTA for our Unit Avtar Steel Limited Unit-IV at village Mohana, tehsil and district Sonepat, Haryana.
- That SEIAA Haryana has granted ToR for the said proposal on 29.11.2023.
- That we are in request of withdrawal of our earlier proposal no. SIA/HR/IND1/411161/2023 for expansion of manufacturing capacity from 29600 MTA to 80000 MTA for our Unit Avtar Steel Limited Unit-IV at Village Mohana, Tehsil and district Sonepat, Haryana.

A discussion was held on the contention as well as documents submitted by PP in support of their case. After detailed discussion, the committee found the documents submitted by PP, in order and decided to recommend the proposal to SEIAA for withdrawal.

286.20 Transfer of EC for Proposed Group Housing Project of 12.365 Acres At Gwal Pahari, Gurgaon, Haryana in the name of M/s Adani Infrastructure and Developers Private Limited from M/s Venta Realtech Private Limited by M/s Adani Infrastructure And Developers Private Limited

Project Proponent : Sh. Parag Padrakar
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/458211/2024 dated 10.01.2024 for obtaining **Transfer of 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.008684 dated 22.12.2023.

The case was taken up in 286th meeting held on 07.02.2024. The PP alongwith consultant appeared before the committee for presenting their case. During the discussion, the PP submitted an affidavit stating therein as under:

- That, Environment Clearance was accorded vide letter no. SEIAA/HR/2013/153 dated 28th May 2013 in the name of M/s KRRISH Realty Nirman Pvt. Ltd. for plot area 48503.727 m2 and built up area 126960 m2 under category 8(a) of the EIA notification.
- That, Krrish Realty Nirman Pvt. Ltd. subsequently changed its name as 'M/s Venta Realtech Pvt. Ltd.' w.e.f. 8th March, 2018. whereafter extension of validity was obtained in the name of M/s Venta Realtech Private Limited (Formally Known as KRRISH Realty Nirman Private Limited) vide Memo No. SEIAA (143)/HR/2022/1317 dated 03.08.2022.
- That, by virtue of order dated 30.05.2022 passed by Hon'ble NCLT, New Delhi in C.P. No. (IB)-923 (PB)/2019 titled as "M/s. Oriental Bank of Commerce Vs. M/s. Venta Realtech Pvt. Ltd." Hon'ble NCLT, New Delhi allowed the amalgamation of M/s. Venta Realtech Pvt. Ltd("Venta") in Adani Infrastructure and Developers Private Limited ("AIDPL") In this regard statutory compliance under Companies Act, 2013 i.e. submission of Form IN-28 by Venta as well as by AIDPL bringing the factum of aforesaid amalgamation on record of Ministry of Corporate Affairs("MCA") had already been complied.
- That, Thus, there is change of developer in respect of the Project from M/s Venta Realtech Pvt. Ltd. (previously known as Krrish Realty Nirman Pvt. Ltd.) to "Adani Infrastructure and Developers Private Limited as aforementioned.
- That, In this regard, pursuant to the AIDPL's Application dated 24.08.2023 seeking recordal of its name as 'new entity' /'new developer' in respect of the Project (in accordance with Beneficial Interest Policy-2015), DTCP, Haryana has accorded its in-principle approval vide its Letter dated 12.10.2023 and has also **renewed the License No.98 of 2011 dated 11.11.2011 in favour of Adani Infrastructure and Developers Pvt. Ltd. vide its Letter dt. 12.10.2023.** Copy of Renewal of License is attached as **Annexure 1.**

A discussion was held on the contention as well as documents submitted by PP in support of their case. After detailed discussion, the committee found the documents submitted by PP, in order and decided to recommend the proposal to SEIAA for **Transfer of EC** from **M/s Venta Realtech Private Limited (Formally known as KRRISH Realty Nirman Private Limited)** to **M/s Adani Infrastructure and Developers Private Limited** whereas all other contents and conditions mentioned in the Environment Clearance will remain same.

286.21 Transfer of EC for Hospital Project "Nayati Medicity" (formerly known as OSL Hospital) located at Plot No. 1202, 1203, 1204 DLF Phase-I, Golf Course Road, Sector-28, Gurugram, Haryana by M/s Apollo Hospitals North Limited

Project Proponent : Sh.Harish Kumar
Consultant : OCEAO Enviro Management Solutions (India) Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/456931/2023 dated 29.12.2023 for obtaining **Transfer of 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. 149315 dated 27.12.2023.

The case was taken up in 286th meeting held on 07.02.2024. The PP/Consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP/Consultant submitted reply vide an affidavit dated 07.02.2024 mentioning therein as under:

1. That, we have proposed a Transfer of EC for Hospital Project "Nayati Medicity" (formerly known as OSL Hospital) located at Plot No. 1202, 1203, 1204 DLF Phase-I, Golf Course Road, Sector-28, Gurugram, Haryana.
2. That, the environmental clearance has been obtained in the name of Nayati Healthcare & Research NCR Pvt. Ltd. vide letter no. SEIAA (123)/HR/2020/240 dated 04.06.2020 which is valid till 03.06.2030. A copy of the same is enclosed as Annexure-I.
3. That, CTE has been obtained from HSPCB Vide letter No. HSPCB/Consent/: 329962320GUNOCTE8070977 dated 10.09.2020 upto 03-06.2027. A copy of the same is enclosed as Annexure-II.
4. That, the project has now been transferred to Apollo Hospitals North Limited from Nayati Healthcare and Research NCR Pvt. Ltd. A copy of sale deed is enclosed as Annexure-III.
5. That, Change of name certificate had been obtained from directorate of town & Country Planning, Haryana vide Memo No. LC-166/Asstt. (MS)/2022/33758 dated 10.11.2022. A copy of the same is enclosed as Annexure-IV.
6. That, we have not been provided with the project details regarding the submission of the half yearly compliance report of Environment Clearance by the previous owner or project proponent of the project. Therefore, we are unaware, whether the compliance report has been submitted or not.
7. That, after obtaining transfer of Environment Clearance in the name of Apollo Hospitals North Limited, we will strictly adhere to the compliance of Environment Clearance vide letter no. SEIAA (123)/HR/2020/240 dated 04.06.2020. (Refer Annexure-I).
8. That, we will strictly adhere to the compliance of Consent to Establish Vide letter No. HSPCB/Consent/: 329962320GUNOCTE8070977 dated 10.09.2020. (Refer Annexure-II).
9. That, the structural work has been completed and civil work is currently in progress.

A discussion was held on the contention as well as documents submitted by PP in support of their case. After detailed discussion, the committee found the documents submitted by PP, in order and decided to recommend the proposal to SEIAA for **Transfer of EC** from **M/s Nayati Healthcare & Research NCR Pvt. Ltd.** to **M/s Apollo Hospitals North Limited** whereas all other contents and conditions mentioned in the Environment Clearance will remain same.

****