

Minutes of the 198th Meeting of the State Expert Appraisal Committee (SEAC), Haryana constituted for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006 held on 12.03.2020 & 13.03.2020 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, at Panchkula.

List of participants is annexed as "**Annexure-A**".

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Secretary to give brief background of this meeting. The minutes of the 197th Meeting were discussed and approved without any modification. In the meeting 13 numbers of projects received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

198.01 Environment Clearance for Residential Township Development Project over an area of 153.45 Hac. (379.182 Acres) including 24.6 Acres of Affordable Group Housing at Village Yakubpur, Fatehpur and Sondhi, District Jhajjar, Haryana by M/s Model Economic Township Limited Formerly Known As Reliance Haryana SEZ Limited.

Project Proponent : Mrs. Preeti Saxena
Consultant : EQMS India Pvt. Ltd.

The project along with EIA/EMP report was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/50194/2019 on dated 04.02.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The PP submitted the EIA Report on 03.02.2020.

The case was taken up in 196th meeting of SEAC, Haryana held on 11.02.2020 but the PP requested for the deferment of the case which was considered and acceded by the SEAC.

Thereafter, the case was again taken up in 197th meeting of SEAC held on 26.02.2020 but the PP again requested for the deferment of the case for next meeting which was considered and acceded by the SEAC.

Then, the case was again taken up in 198th meeting of SEAC, Haryana held on 12.03.2020.

- The Proposed project is for Environment Clearance for Residential Township Development Project over an area 153.45 Ha (379.182 Acres) including 24.6 Acres Affordable Group housing project at Village Yakubpur, Fatehpur and Sondhi, District Jhajjar, Haryana by M/s Model Economic Township Limited Formerly Known as Reliance Haryana SEZ Limited.
- The Residential Township project comprises of Commercial, Affordable Plotted, General Plotted, Affordable Group Housing, Facility Area, Public utility Area and undetermined area with other allied services like water supply network, storm water network, Green Area and waste management system.
- The Proposed project is also for EC for Affordable Group Housing project in one of the plot measuring an area 24.6 acre in the project site.
- The TOR was granted to the project vide letter no. SEIAA/HR/2019/506 Dated 20.12.2019.
- Presently, the project of Affordable Group Housing is appraised on Concept plan as Building plan of the affordable group housing project is not approved from the Competent Authority.
- Land is in the ownership of MET. License has been obtained from DTCP for

141.92 Hac. (349.706 acres) out of 153.45 Hac. (379.182 acres). License for remaining land of 11.53 ha (29.475 acres) shall be undertaken by the project proponent.

- Sultanpur Bird Sanctuary lies within 8.37 kms from the project site.

The PP presented the case before the meeting:-

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

Name of the Project: 153.45 Hac. (379.182 Acres) "Residential Township Development Project" at Village - Yakubpur, Fatehpur and Sondhi, Distt. Jhajjar, Haryana									
File no. – SEIAA/HR/2019/506; Proposal no. SIA/HR/MIS/50194/2019									
Latitude- 28°29'27.39"N , Longitude - 76°47'57.69"E									
S.No	Description	Commercial	Affordable Plotted	General Plotted	Affordable Group Housing	Facility Area	Public utility Area	Undetermined area/ Public Utility Area	Total
1	Plot Area	57668.00	62589.00	164172.00	505574.00	140183.00	26588.00	127678.00	1084452.00
2	In Acre	14.25	15.47	41.68	124.93	34.64	6.57	31.55	269.09
3	Permissible Ground Coverage	0.60	0.66	0.60	0.50	0.35	0.60	0.50	3.81
4	Proposed Ground Coverage	34601.00	41309.00	101954.00	252787.00	47075.00	15953.00	63839	557518.00
5	Permissible FAR	1.50	2.00	1.98	2.25	1.50	1.00	1	11.23
6	Proposed FAR- (i)	86502.00	165236.00	407816.00	1137542.00	214318.00	26588.00	127678.00	2165680.00
7	Stilt Area – (ii)	0	40,743	101,954	0	0	0	0	142697.00
8	Non FAR Area at Floors – (iii)	17,300	33,047	81,563	227,508	42,864	5,318	25,536	433,136
9	Basement Area – (iv)	52,573	41,309	101,954	252,787	104,463	15,953	76,607	645646.00
10	Built-up Area (v = i + ii + iii + iv + v)	156375.40	280335.20	693287.20	1617837.40	361644.60	47858.60	229820.60	3387159.00
11	Green Area in development Area	11,534	15,647	49,252	124,607	35,271	6,647	31,920	274878.00
	Area under organized and road peripheral Greens								216267.00
	Total Green Area								491145.00
12	Max height of building-m	64m	17m	17m	93m	21m	21m	0	93m
13	Maximum number of floor- no.	G+20 (64m)	Stilt +4 or G=3 (17m)	Stilt +4 or G=3 (17m)	G+30 (93 meters)	G+6 (21 meters)	G+6 (21 meters)	0	G+30 (93 meters)
14	Maximum Number of Basement	3	1	1	1	2	1	1	3.00
15	Number of Plots	11	607	810	19	0	0	0	1448.00
16	Area in Road, pavement	3575	5633	12966	6334	45413	2357	20173	96451.00

Name of the Project: 153.45 Hac. (379.182 Acres)“Residential Township Development Project” at Village - Yakubpur, Fatehpur and Sondhi, Distt. Jhajjar, Haryana

File no. – SEIAA/HR/2019/506; Proposal no. SIA/HR/MIS/50194/2019

Sr. No.	Particulars	Affordable Group Housing Details
1.	Latitude	28°29'27.39"N
2.	Longitude	76°47'57.69"E
3.	Plot Area	99552.66 Sqm (24.6 acre)
4.	Net Plot Area	99552.66 Sqm (24.6 acre)
5.	Proposed Ground Coverage (GC)	GC for Housing – 18583.480Sq.m GC for Commercial – 3982.106Sq.m GC for Club – 1020.00Sq.m Total - 23585.586 Sqmt.
6.	Proposed FAR	FAR for housing – 197743.766Sq.m FAR for Commercial – 6968.633Sq.m FAR for Club – 1980.00Sq.m Total FAR - 206692.399 Sqmt.
7.	Non FAR Area	34500 Sqmt.
8.	Total Built Up area	241192.399 Sqmt.
9.	Total Green Area with Percentage	26767 sqm (27%)
10.	Rain Water Harvesting Pits	26 no. of trench
11.	STP Capacity	1600 KLD (Modular)
12.	Total Parking	3510 Nos.
13.	Organic Waste Converter	7 No.
14.	Maximum Height of the Building (m)	41.3 m
15.	Power Requirement	9.6 MVA
16.	Power Backup	100 KVA x 2 Nos + 160 KVA x 2 Nos + 82.5 KVA x 2 Nos + 200 KVA x 4 Nos + 380 KVA x 1 Nos + 62.5 KVA x 2 Nos + 250 KVA x 1 Nos
17.	Total Water Requirement	1721 KLD
18.	Domestic Water Requirement	1171 KLD
19.	Fresh Water Requirement	1171 KLD
20.	Treated Water	1206 KLD
21.	Waste Water Generated	1340 KLD
22.	Solid Waste Generated	10087 kg/day
23.	Biodegradable Waste	7062 kg/day
24.	Number of Towers	38 nos.
25.	Dwelling Units/ EWS	3509 nos.
26.	Stories	G + 13

27.	Incremental Load in respect of: i) PM 2.5	0.103 µg/m ³
	ii) PM 10	0.115 µg/m ³
	iii) SO ₂	1.05 µg/m ³
	iv) NO _x	0.549 µg/m ³

Name of the Project: 153.45 Hac. (379.182 Acres) "Residential Township Development Project" at Village - Yakubpur, Fatehpur and Sondhi, Distt. Jhajjar, Haryana

File no. – SEIAA/HR/2019/506; Proposal no. SIA/HR/MIS/50194/2019

Sr. No.	Particulars	Township Details (including Affordable Group Housing Details)	Affordable Group Housing Details
1.	Latitude	28°29'27.39"N	
2.	Longitude	76°47'57.69"E	
3.	Plot Area	153.45 Hac. (379.182 Acres)	99552.66 Sqm (24.6 acre)
4.	Net Plot Area	153.347 hac.. (378.926 acres)	99552.66 Sqm (24.6 acre)
5.	Proposed Ground Coverage	557518 Sq.mt	23585.586 Sqmt.
6.	Proposed FAR	2165680 Sq.mt	206692.399 Sqmt.
7.	Non FAR Area	4,33,136 Sq.mt	34500 Sqmt.
8.	Total Built Up area	3387159 Sq.mt	241192.399 Sqmt.
9.	Total Green Area with Percentage	491145.00 Sq.mt (32 %)	26767 (27%)
10.	Rain Water Harvesting Pits	11 Retention Ponds	26 Nos. of trench
11.	STP Capacity	8900 KLD (Modular)	1600 KLD (Modular)
12.	Total Parking	22297 Nos	3510 Nos.
13.	Organic Waste Converter	27 Nos.	7 Nos.
14.	Maximum Height of the Building (m)	93 m	41.3 m
15.	Power Requirement	90 MVA	9.6 MVA
16.	Power Backup	100 KVA X 5 Nos + 50 KVA X 1 No + 160 KVA x 2 Nos + 82.5 KVA x 2 Nos + 200 KVA x 4 Nos + 380 KVA x 1 Nos + 62.5 KVA x 2 Nos + 250 KVA x 1 Nos)	100 KVA x 2 Nos + 160 KVA x 2 Nos + 82.5 KVA x 2 Nos + 200 KVA x 4 Nos + 380 KVA x 1 Nos + 62.5 KVA x 2 Nos + 250 KVA x 1 Nos
17.	Total Water Requirement	11372 KLD	1721 KLD
18.	Domestic Water Requirement	8621 KLD	1171 KLD

19.	Fresh Water Requirement	6050 KLD	1171 KLD
20.	Treated Water	6671 KLD	1206 KLD
21.	Waste Water Generated	7412 KLD	1340 KLD
22.	Solid Waste Generated	53479 kg/day	10087 kg/day
23.	Biodegradable Waste	36227 kg/day	7062 kg/day
24.	Number of Towers	-	38 Nos.
25.	Dwelling Units/ EWS	-	3509 Nos.
26.	Basement	3	0
27.	Community Center	-	-
28.	Stories	G+30	G + 13
29.	R+U Value of Material used (Glass)		-
30.	Total Cost of the project:	379 Crores	
31.	CER	Rs. 5.70 Crores	
32.	Incremental Load in respect of:	-	
	i) PM 2.5	1.18 µg/m ³	0.103 µg/m ³
	ii) PM 10	1.36 µg/m ³	0.115 µg/m ³
	iii) SO ₂	12.3 µg/m ³	1.05 µg/m ³
	iv) NO _x	6.48 µg/m ³	0.549 µg/m ³
33	Construction Phase	Power Backup	1 DG set
		Water Requirement	35 KLD
		STP	1(5KLD)Modular STP/Soak Pits
		Mitigation measures for dust	As per NGT order 01Anti-Smog Gun will be provided at site

The discussion was held on site plan, requirement of EC for the construction above 20,000sqm, STP details for Township and Affordable Group Housing, RWH, Water assurance, Traffic circulation plan, Green Plan, Wildlife conservation plan etc and certain observations were raised which were replied by PP vide letter dated 12.03.2020. The PP also submitted the wildlife conservation plan to be implemented.

The PP submitted the undertaking mentioning that

- The project comprises of Commercial Area, Affordable Plotted Housing, General Plotted Colony, Affordable Group Housing, public Facility area and undertermined/Public Utility area with other allied services like water supply network, storm water network, Green Area and waste management system.
- The PP submitted the undertaking that Rs.10 lakhs shall be spent on various wildlife conservation activities like, artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan.
- The condition shall be imposed by PP in buyers agreement that separate prior

Environment Clearance of built up area more than 20000 sqm shall be obtained from SEIAA.

- The PP submitted that Rs.90 lakhs out of CER will be spent on development of retention pond at nearby village under technical guidance of Haryana Ponds & Waste Water Management Authority.

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

A. Specific Conditions:-

- 1) The PP shall implement wildlife conservation plan and submit one copy to SEIAA and Chief Wildlife Warden.
- 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, HVAC. DG cooling and Gardening.
- 3) The PP shall make a builder and buyer agreement with one of the condition that individual owner where the built up area exceeds 20,000 sqm shall have to take prior EC from SEIAA as per EIA notification dated 14.09.2006.
- 4) The PP shall not start operation of the project before taking the OC from DTCP.
- 5) 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.
- 6) 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 shall be sent to dumping site.
- 7) The PP shall restore, reclaim and maintain the pond at nearby village to the project site with technical support from the Haryana Pond and Waste Water Management Authority.
- 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 05 kms radius of the site in different scenarios of space and time
- 9) 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 total Green Area 491145.00 Sq.mt (32 %) m2 and 26767 m2 (27%) for Affordable Group Housing shall be provided for Green Area development.
- 10) 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.
- 11) The PP shall spent Rs.10 lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan.
- 12) Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.

- 13) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 14) The PP shall spend CER amounting Rs.100 lakhs for road development, Rs.80 lakhs for infrastructure improvement in Govt. schools and library, Rs. 50 lakhs for drinking water infrastructure, Rs.150 lakhs for landscaping development and health center, Rs. 100lakhs for solar street lights on roads, schools, parks and library in villages Yakubpur, Fatehpur, Dadri Toye and Sondhi
- 15) The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
- 16) The PP shall not carry any construction above or below the Revenue Rasta passing through the project and ensure that the permission of Competent Authority shall be obtained before carrying out any construction above or below the Revenue Rasta
- 17) The PP shall install the Eco Friendly Green Transformer based on Ester oil to reduce the carbon footprint
- 18) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
- 19) The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
- 20) The PP shall obtain the permission regarding withdrawal of ground water from CGWA, if applicable.
- 21) The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
- 22) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 23) The PP shall provide the mechanical ladder for use in case of emergency in the Project.
- 24) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory Compliance:

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

- [8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- [10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

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

II Water Quality Monitoring and Preservation

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

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

Climate Change. Natural treatment systems shall be promoted.

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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

V Waste Management

- i) 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.
- ii) Separate wet and dry bins must be provided in each unit of the affordable group

- housing. Solid waste shall be segregated into wet garbage and inert materials.
- iii) 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.
 - iv) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
 - v) 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.
 - vi) 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.
 - vii) 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.
 - viii) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
 - ix) Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

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

VII Transport

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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous

- i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the

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

198.02 Environment Clearance for Commercial Colony in the Revenue Estate of Dhunela, Sector-34, Sohna, Gurugram, Haryana by M/s Monika Raizada in collaboration with M/s Navi Estates LLP.

Project Proponent : Sh. Vijay Goel
Consultant : Amaltas Enviro Industrial Consultants LLP (AEC)

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/124845/2019 on dated 25.02.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 198th meeting of SEAC, Haryana held on 12.03.2020

- The Proposed project is for Environment Clearance for Commercial Colony in the Revenue Estate of Dhunela, Sector-34, Sohna, Gurugram, Haryana M/s Monika Raizada in collaboration with M/s Navi Estates LLP.
- The Project has been granted license no.79 of 2018 of an area measuring 2.625 acres vide letter dated 17.11.2018 which is valid upto 16.11.2023.
- The Building plan has been approved vide letter no. 69659 dated 06.12.2019

from DTCP.

- The site falls under Sohna Master plan 2031 AD
- No Wildlife Sanctuary falls within 10 kms from the Project site.

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

Name of the Project: Environment Clearance for Commercial Colony in the Revenue Estate of Dhunela, Sector-34, Sohna, Gurugram, Haryana by M/s Monika Raizada in collaboration with M/s Navi Estates LLP			
Sr. No	Particulars		
1.	Online Proposal Number	SIA/HR/MIS/124845/2019	
2.	Latitude	28°17'43.31"N	
3.	Longitude	77°4'0.23"E	
4.	Plot Area	10,179.87 m ² (2.51 Acres)	
5.	Net Planned Area	1.561 acres (6318.30 sq.mt)	
6.	Proposed Ground Coverage	2,262.64 m ²	
7.	Proposed FAR	17,749.30 m ²	
8.	Non FAR Area	2,194.67	
9.	Total Built Up area	26,834.56 m ²	
10.	Total Green Area with %	1429.23 sq. mtrs. (22.62%)	
11.	Rain Water Harvesting Pits (with size)	2	
12.	STP Capacity	180 KLD	
13.	Total Parking	387 ECS	
14.	Organic Waste Converter	1 Nos.	
15.	Maximum Height of the Building (m)	39 mtrs (39.90 in reply) 41.4 mtrs (Mumty)	
16.	Power Requirement	1787.74 KVA	
17.	Power Backup	2*750 KVA, 2*320 KVA for each	
18.	Total Water Requirement	229 KLD	
19.	Domestic Water Requirement	78 KLD	
20.	Fresh Water Requirement	90 KLD	
21.	Treated Water	140 KLD	
22.	Waste Water Generated	138.4 KLD	
23.	Solid Waste Generated	949 kg/day	
24.	Biodegradable Waste	569.4 kg/day	
25.	Number of Towers	1	
26.	Basement	2	
27.	Stories	2B+G+10 th Floor	
28.	Total Cost of the project:	i) Land Cost	48 crores
		ii) Construction Cost	
29.	CER	96 lac	
30.	Incremental Load in respect of:	i) PM 2.5	0.19 µg/m ³
		ii) PM 10	0.22 µg/m ³
		iii) CO	3.26 µg/m ³
31.	Construction Phase:	i) Power Back-up	1 DG of 100 KVA
		ii) Water Requirement & Source	Fresh water – 10 KLD Treated wastewater 25 KLD Source: HSVP

	iii) STP (Modular)	1(5KLD)
	iv) Mitigation measures for dust	As per NGT order 01 Anti-Smog Gun will be provided at site

The discussion was held on Traffic circulation plan, parking plan, STP, RWH Plan, elevation plan, NOC Aravali, Water Assurance, Power Assurance, CER, Wildlife plan, ECBC Compliance, Building Plan, Fire NOC, AAI etc. and certain observations were raised which were replied by the PP vide letter dated 12.03.2020. They also submitted vide Affidavit that

- There will be no storage of Schedule-I and Schedule-II chemicals as per MSIHC Rules, 1989 in the proposed project.
- The running time of DG set will be maximum for 2 hours/day during construction and operational phase

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

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
2. The PP shall not start operation before taking the OC from DTCP.
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 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 05 kms radius of the site in different scenarios of space and time
7. The PP shall spent Rs.13,44,000/- in planting 10 fruit trees in local villages per household, Rs.28,80,000 on drinking water facilities, Rs.24,00,000/- on providing solar lights in village common areas, Rs.15,36,000/- on solid waste management facilities, Rs.14,40,000/- will be spent for construction of public toilets as per the undertakings submitted by the PP. These works will be carried out in nearby villages of Sohna/Dhunela.

8. 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 1429.23 sqm (22.62%) shall be provided for green area development.
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. The PP shall not store Schedule-I and Schedule-II chemicals as per MSIHC Rules, 1989 in the proposed project
11. In basements adequate ventilation/Exhaust fans shall be provided so that the polluted basement air shall be recharged from the cutouts located at the ground level.
12. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint
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 firefighting 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 occupation of the building.
16. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
17. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
18. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
19. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
20. 02 Rain Water Harvesting pits shall be provided for rainwater usages as per the CGWB norms.
21. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 02 RWH pits
22. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction and operational phase and shall use the treated water, if feasible.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory compliance:

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

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

I Air Quality Monitoring and Preservation

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

II Water Quality Monitoring and Preservation

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

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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

V Waste Management

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

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

can be designed with these basic criteria.

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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous

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

198.03 Environment Clearance for warehouse for storage of Non-Agro produce at Village Khalikpur, Tehsil Badli, District Jhajjar, Haryana by Sh. Jagat Singh & others.

Project Proponent : Sh. Vikas Beniwal
Consultant : Eco Laboratories and Consultants Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/142764/2020 on dated 25.02.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 198th meeting of SEAC, Haryana held on 12.03.2020. The PP presented the case.

- The Proposed project is for Environment Clearance for warehouse for storage of Non-Agro produce at Village Khalikpur, Tehsil Badli, District Jhajjar, Haryana by Sh. Jagat Singh & others.
- The Building plan has been approved vide letter dated 06.03.2020 from DTCP
- Sultanpur Bird Sanctuary lies within 8.2 km from the project site

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

Name of the Project: Warehouse for storage of Non-agro produce located at Village Khalikpur, Distt. Jhajjar, Haryana by Sh. Jagat Singh S/o Sh. Duli Chand and others.		
Sr. No.	Particulars	Description
1.	Online Proposal Number	SIA/HR/MIS/142764/2020
2.	Latitude	28°28'38.85"N
3.	Longitude	76°48'27.87"E
4.	Plot Area	45,944.684 sq.m. (11.35 acres)
5.	Proposed Ground Coverage	27,207.04 sq.m.
6.	Proposed FAR	32,481.64 sq.m.
7.	Non FAR Area	138.37 sq.m.
8.	Total Built Up area	32,620.01 sq.m.
9.	Total Green Area with %	9227.87 (20.08%)
10.	Rain Water Harvesting Pits (with size)	12 Pits with dual bore (Diameter and depth as 4 m & 5 m respectively) and one rainwater harvesting tank of 50KL
11.	STP Capacity	15 KLD
12.	Total Parking area	6,891.91 sq.m.
13.	Organic Waste Converter	One (50 kg)

14.	Maximum Height of the Building (m)	16.65 m	
15.	Power Requirement	350 KVA	
16.	Power Backup	2 DG sets of 200 & 150 KVA	
17.	Total Water Requirement	41 KLD	
18.	Domestic Water Requirement	13 KLD	
19.	Fresh Water Requirement	8.5 KLD	
20.	Treated Water	10 KLD	
21.	Waste Water Generated	11 KLD	
22.	Solid Waste Generated	110 kg/day	
23.	Biodegradable Waste	50 kg/day	
24.	Number of Towers	1 Warehouse shed	
25.	Stories	G+3	
26.	R+U Value of Material used (Glass)	U-Value: 3.3W/m ² °C (0.588 Btu/hr.ft ² °F) Solar heat gain coefficient: 0.29 R-Value: 3.5 m ² -°C/W	
27.	Total Cost of the project:	i) Land Cost	Rs. 12 Crores
		ii) Construction	Rs.15.25 Crores
28.	CER	Rs. 55 Lakhs	
29.	EMP Budget	Rs. 83 Lakhs during construction phase and Rs. 20 lakhs during operational phase.	
30.	Incremental Load in respect of:	i) PM 2.5	Within 100m is 1.0 µg/m ³ , within 500 m decreases to 0.3 µg/m ³ .
		ii) PM 10	Within 335 m is 1.0 µg/m ³ , within 700 m decreases to 0.5 µg/m ³ .
		iii) SO ₂	Within 160m radius is 0.5 µg/m ³ , and up to 800.00 m a value of 0.08 µg/m ³ .
		iv) NO ₂	Within 335m is 8.0 µg/m ³ and up to 700m 3.0 µg/m ³ .
		v) CO	0.6 µg/m ³
31.	Construction Phase:	i) Power Back-up	1 DG of 70 KVA
		ii) Water Requirement & Source	20 KLD treated water from STP for construction activities
		iii) STP (Modular)	1
		iv) Mitigation measures for dust	As per NGT order Anti-Smog Gun will be provided at site

The discussion was held on STP, RWH, CER, EMP, Form-I, IA, conceptual plan, building plan, parking plan, air dispersion model, wildlife conservation plan and certain observations were raised which were replied by the PP vide letter dated 12.03.2020 . The PP submitted the undertaking that:

- No chemicals and any type of medicine or health care product which is ban in India or the concerned state would be stored within the project premises.
- The PP shall implement the Wildlife Conservation Activities and Rs.10 lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, and construction of feeding platforms through Environment Management Plan.
- Rs.12 lakhs out of CER will be spent on development of existing pond at village Yakubpur under technical guidance of Haryana Ponds & Waste Water Management Authority.
- The PP will replant four numbers of trees within the project premises.

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

A: Specific Conditions:

1. The PP and consultant agree to display the First Aid measure, Fire Fighting Measure, Accidental Release measure, Exposure and control (Personal Measure) at the site.
2. The PP shall not start operation before taking the OC from DTCP.
3. The PP and consultant agree that all precautionary measure shall be taken for transportation of chemicals.
4. The PP shall restore, reclaim and maintain the pond at nearby village Yakubpur to the project site with technical support from the Haryana Pond and Waste Water Management Authority
5. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration. The Treated effluent from STP shall be recycled/ reused for flushing. DG cooling, Gardening and HVAC.
6. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint
7. 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.
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 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.
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 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
11. The PP submitted the undertaking that 4 no. of trees will be replanted within the project premises. 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 9227.87 m² (20.08%) of net plot area shall be provided for green area development.

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 firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
15. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction phase and shall use the treated water, if feasible.
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 not allow to park the vehicles on the roads or revenue Rasta outside the project area.
18. The PP shall not allow storing chemical above the threshold level.
19. The PP shall not allow establishment of any category A or B type industry in the project area.
20. The PP shall carry out the quarterly awareness programs for the staff of the project.
21. 12 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
22. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 12 RWH pits.
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 shall implement the Wildlife Conservation Activities and Rs.10 lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, and construction of feeding platforms through Environment Management Plan.
25. The PP shall spent Rs.55 lakhs out of CER fund for Government Middle School, Village Fatehpur for maintenance of school building, upgradation of facilities in school, providing solar lights, tree plantation in and around the school premises and distribution of fruit sampling to the people living in village Khalikpur.

B. Statutory Compliance:

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

- [8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- [10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I. Air quality Monitoring and Preservation

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

II. Water Quality Monitoring and Preservation

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

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

Climate Change. Natural treatment systems shall be promoted.

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

III. Noise Monitoring and Prevention

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

IV. Energy Conservation measures

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

V. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for

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

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

VI. Green Cover

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

VII. Transport

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

condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

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

VIII. Human Health Issues

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

IX. Corporate Environment Responsibility

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

X. Miscellaneous

- i) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the

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

198.04 Environment Clearance for regularization of 25 MLD Common effluent treatment plant proposed for phase III and IV of 25 MLD along with up gradation from 15 MLD to 30 MLD CETP for Phase I and II at Industrial Model Township, Manesar, District Gurgaon, Haryana by HSIIDC Ltd

Project Proponent : Sh. Balbir Singh Bhatti
Consultant : Vardan EnviroNet

The project was submitted to the SEIAA, Haryana on 01.10.2016 through online portal. The SEIAA forwarded the case to SEAC on 15.03.2017. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC.

The Terms of Reference were approved in the 150th meeting held on 07.04.2017. The project proponent further stated that they are already generating data and requested to utilize the baseline data. The Committee after detailed deliberations directed to project proponent to incorporate the baseline data in the EIA Report generated from December, 2016 onwards and one month additional data for the month of April, 2017.

The above decision of the Committee was forwarded to the SEIAA for approval and sending it to the project proponent. The project proponent submitted the EIA/EMP vide letter dated 02.08.2017. Thereafter, the case was taken up in the 157th meeting of the SEAC held on 30.08.2017. The Project Proponent neither attended the meeting nor circulated the documents to the Members. The Committee decided to issue 30 days notice to the PP.

The observations of 157th meeting were conveyed to the PP vide letter No. 2216 dated 06.09.2017. The PP vide letter dated 28.09.2017 requested for taking up of their case in the meeting. Thereafter, the case was taken up for appraisal in the 160th meeting of the SEAC held on 07.11.2017.

During discussion, it was revealed that project proponent had started construction work which amounts to violation of EIA Notification dated 14.09.2006. In accordance with the Memo No.No. J-110 13/4112006-IA.II(I) dated 27.06.2013 issued by the MoEF, the project proponent is required to immediately stop the work till Environmental Clearance is granted after due process under the law.

1. The Project Proponent should submit an affidavit not below the rank of Director of the company indicating that the work has been stopped with effect from (date) and he has to supply details of work already executed upto the date the work has been stopped. The details be given graphically as well as.
2. The Project Proponent should submit the Resolution of Board of Directors in compliance of the Office Memorandum No. J-11013/ 41/ 2006.IA.II(I) dated 27.06.2013 issued by the MoEF, Gol.

The observations of 160th meeting were conveyed to the PP vide letter No. 2361 dated 20.11.2017. The PP submitted the reply on dated 08.01.2018. Thereafter, the case was taken up in 164th meeting of SEAC held on 15.02.2018. It was revealed that the project proponent has started the construction work without obtaining the prior Environmental Clearance. This is a clear case of violation of EIA Notification, 2006 since PP has started construction in proposed area prior to obtaining environment clearance. The SEAC has a unanimous view that prosecution action u/s 19 of

EP Act may be initiated as per provisions of EIA notification. The case was forwarded to SEIAA on 27.02.2018. The project proponent on dated 19.04.2018 has submitted the Form-1, Form-1A and Conceptual Plan to the SEIAA with reference to the Notification No. S.O.804(E), dated the 14th March, 2017 and subsequent Notification No. S.O.1030(E) dated 08th March, 2018, issued by the Ministry of Environment, Forest and Climate Change. The MoEF & CC has prescribed the process for appraisal of projects for grant of Terms of Reference and Environmental Clearance, which have started the work on site, expanded the production beyond the limit of environmental clearance or changed the product mix without obtaining prior environmental clearance as mandated under the Environment Impact Assessment Notification, 2006 [S.O.1533 (E), dated the 14th September, 2006; The Ministry of Environment, Forest and Climate Change in the notification dated 08.03.2018 inter alia, directed vide sub-paragraph (2) of paragraph 13, that in case the projects or activities requiring prior environmental clearance under Environment Impact Assessment Notification, 2006 from the concerned Regulatory Authority, are brought for environmental clearance after starting the construction work, or have undertaken expansion, modernization, and change in product-mix without prior environmental clearance, these projects shall be treated as cases of violations and in such cases, even Category B projects which are granted Environmental Clearance by the State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986 shall be appraised for grant of environmental clearance only by the State Expert Appraisal Committee and Environmental Clearance will be granted at the State level by State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986. Thereafter the proposal was considered by the State Expert Appraisal Committee, Haryana in its 169th meeting held on 17.05.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively.

During presentation, the Committee was informed that it is a proposed construction of Common effluent treatment plant proposed for phase III and IV of 25 MLD along with up gradation from 15 MLD to 30 MLD CETP for Phase I and II at Industrial Model Township, Manesar, District Gurgaon, Haryana by Haryana State Industrial & Infrastructure Development Corporation Ltd. The said project/activity is covered under category B of item 7(h) of the Schedule to the EIA Notification, 2006 and requires prior Environmental Clearance. The project proponent that they have constructed and operated 40 MLD CETP without prior Environmental Clearance (Copy of presentation duly signed by the project proponent is placed in the case file). The Committee was unanimously decided that it is a confirmed case to be of violation of the EIA Notification, 2006 and recommended for the following:

- i) The State Government/SPCB to take action against the project proponent under the provisions of the section 19 of the Environment (Protection) Act, 1986, and further no Consent to Operate or Occupancy Certificate to be issued till the project is granted EC.
- ii) Grant of Terms of Reference for undertaking EIA and preparation of Environment Management Plan (EMP).
- iii) Public hearing to be conducted for the project and the issues raised by the public should be addressed in the Environmental Management Plan.
- iv) The Project Proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource

augmentation plan with the SPCB prior to the grant EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.

Thereafter, the case was taken up in 198th meeting of SEAC Haryana held on 12.03.2020. The discussion was held on background note along with CTE/CTO, list of industries, details of ETP, MLSS, Wildlife conservation plan, RWH, list of industries, ETP, CER, Green Plan, EMP and certain observations were raised as following :-

1. The PP shall submit the detailed background note along with details of CTE/CTO already granted in the project
2. The PP shall submit the permission from competent authority for disposing the outflow of the ETP Plant into badshapur Nala.
3. The PP shall submit the revised sustainable, quantifiable and verifiable Remediation Plan and natural community resource Augmentation plan on the report of CPCB.
4. The PP shall submit the details of dimensions of ETP along with MLVSS/MLSS ratio
5. The PP shall submit the comprehensive plans for CER. The project proponent shall comply with the provisions contained in Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility
6. The PP shall submit the Wildlife Conservation Plan, if applicable.
7. The PP shall submit the Details of RWH along with dimensions of pit along with their location.
8. The PP shall submit the List of industries whose effluent shall be treated in the ETP
9. The PP shall submit the revised Green Plan
10. The PP shall submit the action required to be taken on the public hearing issues
11. The PP shall submit the details of sludge generated in the ETP

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

198.05 Environment Clearance for proposed expansion of isolated storage terminal with additional storage tanks (1 x 8620 KL for MS; 3 x 20000 KLD for HSD and 2 x 70 KL of Bo-diesel) at Rewari Terminal, Haryana by M/s Indian Oil Corporation Limited.

Project Proponent : Not Present
Consultant : Not Present

The project proponent submitted the case to the SEIAA vide online proposal no. SIA/HR/MIS/88639/2018 on dated 08.11.2019 as per check list approved by the SEIAA/SEAC on dated 12.07. 2019 for obtaining Environmental Clearance under category 6(b) EIA Notification dated 14.09.2006. The ToR was approved by SEIAA on 03.08.2017. The PP submitted the EIA/EMP vide letter dated 13.03.2019 and the file was received back from MoEF & CC, GoI on 14.06.2019 after the reconstitution of Authority in SEIAA, Haryana. The SEIAA forwarded the file on 10.07.2019 in reference to Notification dated 13.06.2019 of MoEF&CC.

Earlier, the case was taken up in 185th meeting of SEAC held on 24.07.2019 but the PP was not present and the committee decided to defer the case for getting final verdict of PP before processing any action.

Thereafter, the case was again taken up in 198th meeting of SEAC Haryana on 12.03.2020. The PP submitted in writing that in view of Notification no. S.O. 1960(E) dated 13.06.2019 item 6(b) and the entries related thereto shall be omitted and therefore EC is not applicable for this project. The Committee discussed the relevant part of Notification no. S.O. 1960(E) dated 13.06.2019 item 6(b) and considered the request of the PP and unanimously decided that the case shall be recommended to SEIAA for withdrawal in view of the PP representation and Notification no. S.O. 1960(E) dated 13.06.2019.

198.06 Environment Clearance for Residential-cum-Commercial complex at Sector 79, District Faridabad, Haryana by M/s Robust Buildwell Pvt. Ltd

Project Proponent : Not Present
Consultant : Not Present

The Project was submitted online to SEIAA on 23.04.2018 vide file no. SEIAA/HR/VIO/18/22 with reference to the Notification No. S.O.804 (E), dated the 14th March, 2017 and subsequent Notification No. S.O.1030 (E) dated 08th March, 2018, issued by the Ministry of Environment, Forest and Climate Change for appraisal of projects for grant of Terms of Reference and Environmental Clearance, which have started the work on site, expanded the production beyond the limit of environmental clearance or changed the product mix without obtaining prior environmental clearance as mandated under the Environment Impact Assessment Notification, 2006 [S.O.1533 (E), dated the 14th September, 2006;

The Ministry of Environment, Forest and Climate Change in the Notification dated 08.03.2018 inter alia, directed vide sub-paragraph (2) of paragraph 13, that in case the projects or activities requiring prior environmental clearance under Environment Impact Assessment Notification, 2006 from the concerned Regulatory Authority, are brought for environmental clearance after starting the construction work, or have undertaken expansion, modernization, and change in product mix without prior environmental clearance, these projects shall be treated as cases of violations and in such cases, even Category B projects which are granted Environmental Clearance by the State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986 shall be appraised for grant of environmental clearance only by the State Expert Appraisal Committee and Environmental Clearance will be granted at the State level by State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986 file transferred to MoEF&CC. The project Proponent submitted the hard copy to the SEIAA, Haryana on 17.05.2019 along with Form-1, Form-1A and Conceptual Plan

Thereafter the proposal was considered by the State Expert Appraisal Committee, Haryana in its 180th meeting held on 30.05.2019 for approval of Terms of Reference under violation

Notification dated 14.03.2017 and 08.03.2018 respectively as the Unit applied for EC during window period under the Violation Notification.

The Committee was informed by PP that the project is a Expansion of residential cum Commercial complex located in sector-79, District Faridabad, Haryana by M/S Robust Buildwell Pvt. Ltd. Further, in the meeting it was revealed that the Project was granted Environment Clearance vide letter no. SEIAA/HR/2016/904 dated 26.10.2016 for residential cum commercial complex sec -79 Faridabad for built up area of 95202.63sqm on the plot area of 43133.351 sqm (10.65acres).

The PP submitted that they had constructed additional area as given below, in violation of EIA Notification, 2006;

- | | |
|---|-------------------|
| 1. The total built-up area constructed at site in Phase-2 | : 12030.49 Sq.mts |
| 2. Any other structure (raft, water tanks, etc.)
constructed at site | : 15910.49 Sq.mts |
| 3. The excavated area at site | : 3461.72Sq.mts |

The project proponent placed on record a letter dated 30.05.2019 requesting for using a Baseline data generated for December 2018 and committee accepted the request of PP for the preparation of EIA/EMP report based on the Data for december2018. After detailed deliberations, the committee decided that the following recommendation shall be forwarded to SEIAA for approval:

1. The State Government/SPCB to take action against the project proponent under the provisions of the section 19 of the Environment (Protection) Act, 1986, and further no Consent to Operate or Occupancy Certificate to be issued till the project is granted EC.
2. Public hearing to be conducted for the project and the issues raised by the public should be addressed in the Environmental Management Plan.
3. The Project Proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource augmentation plan with the SPCB prior to the grant EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.
4. The PP should submit compliance report from MOEF&CC for the existing building.
5. Committee also decided to recommend to SEIAA for Grant of Terms of Reference along with public consultation and additional terms of reference for undertaking EIA and preparation of Environment Management Plan (EMP).

The PP submitted the EIA/EMP report to SEIAA on 08.11.2019. Thereafter, the case was taken up in 198th meeting of SEAC held on 12.03.2020 but the PP requested vide letter dated 13.03.2020 for the deferment of the case which was considered and acceded by the SEAC.

198.07 Environment Clearance for Expansion of Non Agro Warehouse Project at Village Khijuri, Tehsil Dharuhera, District Rewari, Haryana by M/s R. J. Warehousing Pvt. Ltd, Kuldeep, Deepak and Others.

Project Proponent : Sh. Pulkit Aggarwal
Consultant : Grass Roots Research & Creation India Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/141384/2020 on dated 17.02.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Earlier, the case was taken up in 197th meeting of SEAC held on 27.02.2020 but the PP requested for the deferment of the case which was considered and acceded by the SEAC.

Thereafter, the case was taken up in 198th meeting of SEAC held on 13.03.2020. The PP presented the case before the committee.

- The Proposed project is for Environment Clearance for Expansion of Non Agro Warehouse Project at Village Khijuri, Tehsil Dharuhera, District Rewari, Haryana by M/s R.J. Warehousing Pvt. Ltd, Kuldeep, Deepak and Others.
- The Project was earlier granted EC vide letter no. 434 dated 13.11.2019.
- The PP submitted the compliance report vide letter no. 5069 dated 06.03.2020 from Member Secretary HSPCB, Haryana
- Consent to establish granted to M/s R.J. Warehousing Pvt. Ltd is valid from 01.01.2020 to 31.12.2024.
- The Building plans were approved vide letter no. RI-675/JD (NC)/2019/28286 dated 18.11.2019.
- No Wildlife Sanctuary falls within 10kms from the Project site

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

Name of the Project: Expansion of Non-Agro Warehouse Project at Village- Khijuri, Tehsil-Dharuhera, District –Rewari, Haryana by R.J. Warehousing Private Limited, Sh. Kuldeep, Sh.Deepak & Others				
Sr. No.	Particulars	Existing	Expansion	Total Area (in M²)
	Online Project Proposal Number	SIA/HR/MIS/141384/2020		
1.	Latitude	28°10'14.70"N		
2.	Longitude	76°41'31.94"E		
3.	Plot Area	1,22,669.31 m ²	-	1,22,669.31 m ²
4.	Net Plot Area	1,22,669.31 m ²	-	1,22,669.31 m ²
5.	Proposed Ground Coverage	62697.6200 m ²	9431.93 m ²	72,129.55 m ²
6.	Proposed FAR	65,857.9 m ²	24917.389 m ²	90,775.289 m ²
7.	Total Built Up area	65,857.9 m ²	24,917.389 m ²	90,775.289 m ²
8.	Total Green Area with Percentage	27,413.43 m ² (22.34%)	-5109.63 m ²	22,303.80m ² (18.18%)
9.	Rain Water Harvesting Pits	31	3	34
10.	STP Capacity	260 KLD	10 KLD	2 STP of total capacity 270 KLD (235 KLD & 35 KLD)
11.	Total Parking	20,153.78	- 1646.56	18,507.22 m ²
12.	Organic Waste Converter	1	-	1
13.	Maximum Height of the Building (m)	12.40 m	5.6 m	18.00 m
14.	Power Requirement	1168 KVA	82 KVA	1250 KVA
15.	Power Backup	3 DG sets of 1400 KVA (2 x 600 kVA + 1 x 200 kVA)	-	3 no. of DG sets of combined capacity 1200 KVA (3 x 400 kVA)
16.	Total Water Requirement	321 KLD	-2 KLD	319 KLD
17.	Domestic Water Requirement	238 KLD	14 KLD	252 KLD
18.	Fresh Water Requirement	132 KLD	6 KLD	138 KLD

19.	Treated Water	191 KLD	11 KLD	202 KLD	
20.	Waste Water Generated	212 KLD	13 KLD	225 KLD	
21.	Solid Waste Generated	1614 kg/day	125 kg/day	1739 kg/day	
22.	Biodegradable Waste	484.2 kg/day	37.5 kg/day	521.7 kg/day	
23.	Number of Towers	3	-	3	
24.	Stories	1	1	1	
25.	R+U Value of Material used (Glass)	-	-	2.518 (W/m ² deg C)	
26.	Total Cost of the project:	i) Land Cost	56.68 Cr	13.32 Cr	70 Cr (Land Cost + Construction Cost)
		ii) Construction Cost			
27.	CER	1.11 Cr	0.13 Cr	1.24 Cr	
28.	EMP Cost/Budget	-	-	114 Lakhs	
29.	Incremental Load in respect of:	i) PM 2.5	-	-	0.109 µg/m ³
		ii) PM 10	-	-	0.109 µg/m ³
		iii) SO ₂	-	-	0.436 µg/m ³
		iv) NO ₂	-	-	3.70 µg/m ³
		v) CO	-	-	1.41 µg/m ³
30.	Construction Phase:	i) Power Back-up			1 DG set (125 kVA)
		ii) Water Requirement & Source			182 ML (Treated water from STP)
		iii) STP (Modular)			1
		iv) Anti-Smoke Gun			1 Anti Smog Gun as per NGT orders

The Discussion was held on STP details, Zoning plan, ECBC, Water details, Analysis report of Soil, Air, Water, Noise and certain observations were raised which were replied by the PP vide letter dated 13.03.2020. The PP submitted the undertaking that

- 50 lakhs out of CER will be spent on development of existing pond at village Khijuri having unique id 01HRRWRDRU0190KHJ037 under technical guidance of Haryana Ponds & Waste Water Management Authority.
- No operation work will be started before obtaining OC from DTCP.

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

A: Specific Conditions:

1. The PP and consultant agree to display the First Aid measure, Fire Fighting Measure, Accidental Release measure, Exposure and control (Personal Measure) at the site.
2. The PP and consultant agree that all precautionary measure shall be taken for transportation of chemicals.
3. The PP shall not start operation before taking the occupation certificate from DTCP.

4. The PP shall restore, reclaim and maintain the pond at nearby village Khijuri to the project site with technical support from the Haryana Pond and Waste Water Management Authority
5. Sewage shall be treated in the STP based on MBBR Technology with tertiary treatment i.e. Ultra Filtration. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling, Gardening and HVAC.
6. 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.
7. 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.
8. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
9. 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
10. The PP shall spent CER amounting 25 lakhs for upgradation of sanitation facility , roads, plantation of fruit plants in village kanhawas, 37 lakhs for solar lights, Rs. 12lakhs for providing computer labs, solar lights in schools as per the schedule and undertaking submitted by the PP.
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. As proposed 22,303.80m² (18.18%)of net plot area shall be provided for green area development.
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 firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
15. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction phase and shall use the treated water, if feasible.
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 not allow to park the vehicles on the roads or revenue Rasta outside the project area.
18. The PP shall not allow storing chemical above the threshold level.
19. The PP shall not allow establishment of any category A or B type industry in the project area.
20. The PP shall carry out the quarterly awareness programs for the staff.

21. 03 Rain water harvesting recharge pits shall be provided in addition to 31 already provided pits for ground water recharging as per the CGWB norms.
22. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 34 RWH pits.
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 DTCP shall not issue occupation certification without assuring the availability of permanent potable water.
25. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint

B. Statutory Compliance:

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

I Air quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and 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. 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.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw

provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.

- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii. All recharge should be limited to shallow aquifer.
- xiv. No ground water shall be used during construction phase of the project.
- xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in

the States which have notified their own ECBC, shall comply with the State ECBC also which is no case shall be less than 25% as prescribed.

- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/local building bye-laws requirement, whichever is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
- vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V Waste Management

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

VI Green Cover

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary,

tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VII Transport

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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide

F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.

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

X Miscellaneous

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

198.08 Environment Clearance for Affordable Group Housing Colony at Village Naurangpur, District Gurugram, Haryana by M/s Signature Global India Pvt Ltd.

Project Proponent : Sh. Vineet Kumar
Consultant : Perfect Environment Solutions Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/146663/2020 on dated 17.02.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 198th meeting of SEAC held on 13.03.2020. The PP presented the case before the committee.

- The Proposed project is for Environment Clearance for Affordable Group Housing Colony at Village Naurangpur, District Gurugram, Haryana by M/s Signature Global India Pvt Ltd.
- The Project has been granted license no. 33 of 2018 of an area measuring 5.9125acers vide letter no. 16462-77 dated 31.05.2018 which is valid upto 25.05.2023.
- The Building plan has been approved on dated 28.01.2020 by the Building Plan approval committee, Town and Country Planning Department.
- The Project falls under Residential zone for Group Housing Colony Gurugram Mater Plan, 2031 A.D.
- No Wildlife Sanctuary falls within 10kms from the Project site

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

Name of the Project: Construction of Affordable Group Housing at Sector 79, Village Naurangpur, Gurugram, Haryana by M/s Signature Global (India) Pvt. Ltd.		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/MIS/146663/2020
2.	Latitude	28°21'32.70"N
3.	Longitude	76°58'44.89"E
4.	Plot Area	23,926.85 m ²
5.	Proposed Ground Coverage	4,197.908 m ²
6.	Proposed FAR Group Housing: Commercial:	54,017.535 m ² 52,319.625 m ² , 1,697.91 m ²
7.	Non FAR Area	13425.409 m ²
8.	Total Built Up area	67442.944 m ²
9.	Total Green Area with %	4977.09 m ² (20.8%)

10.	Rain Water Harvesting Pits (with size)	6 (Dia: 3.5 m Depth: 5 m)	
11.	STP Capacity	385 KLD (Modular STP)	
12.	Total Parking	426 ECS or 1790 nos. of Two-wheelers	
13.	Organic Waste Converter	2 No.	
14.	Maximum Height of the Building (m)	77.15 m	
15.	Power Requirement	2600 kW	
16.	Power Backup	1 X 380 kVA & 1 X 250 kVA	
17.	Total Water Requirement	401 KLD	
18.	Domestic Water Requirement	280 KLD	
19.	Fresh Water Requirement	280 KLD	
20.	Treated Water	121 KLD	
21.	Waste Water Generated	319 KLD	
22.	Solid Waste Generated	2209 kg/day	
23.	Biodegradable Waste	1335 kg/day	
24.	Number of Towers	5 + Commercial	
25.	Dwelling Units/ EWS	852 No.	
26.	Community Center	1 no. Anganwadi/Community Building	
27.	Stories	G+25	
28.	R+U Value of Material used (Glass)	U-value-5.6 w/m ² R-value- 0.17 w/m ²	
29.	Total Cost of the project:	i) Land Cost	Rs. 80 Crore
		ii) Construction Cost	
30.	CER	Rs. 160 Lakhs	
31.	EMP Budget	Capital Budget: Rs. 127 Lakhs Recurring Budget: Rs. 13 Lakhs	
32.	Incremental Load in respect of:	i) PM 2.5	0.176 µg/m ³
		ii) PM 10	0.439 /m ³
		iii) SO ₂	0.119 /m ³
		iv) NO ₂	0.406 /m ³
		v) CO	4.709 mg/m ³
33.	Construction Phase:	i) Power Back-up	1 x 125 kVA DG Set
		ii) Water Requirement & Source	20 KLD (11 KLD for domestic purpose sourced through HUDA Supply/Tanker Supply & 9 KLD for construction purpose sourced through STP Treated Water)
		iii) STP (Modular)	1
		iv) Mitigation measures for dust	Anti smog gun will be provided as per NGT order

The Discussion was held on EMP details, STP, Revised CER, Parking plan, zoning plan, water assurance, Air dispersion modelling report, Building plan etc. and certain observations were raised which were replied by the PP vide letter dated 13.03.2020. The PP submitted the undertaking that

- The PP shall provide modular STP of 385 KLD.
- The Pipeline shall be laid down 3m below the Ground for 24 m wide road.
- Running time of DG set will be maximum for 2 hours/day during construction and operational phase.

- The Anti smog gun will be provided at the site during construction phase for dust suppression.

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

A. Specific conditions:-

1. Sewage shall be treated in the STP based on (MBR) modular technology to achieve standards ordered by NGT. The treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall not start operation before taking the OC from DTCP.
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. The PP shall not construct anything above the revenue rasta and laying of pipes shall be below 3 meters.
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. 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 4977.09 m² (20.8%) shall be provided for green area development.
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.

11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall spent CER amounting Rs.35 lakhs for cremation/Burial Grounds, Rs. 10 lakhs for plantation of fruit trees in village Rampura and Naurangpur villager Rs.30 lakhs for Infrastructure development of Government school for construction of public toilets, Health camps, repairing and maintenance of roads, Distribution of solar lamps as well as awareness camp for using alternate energy, installation of twin bins, plantation in community area and rain water harvesting pits and Rs.85 lakhs on the provisions of sports facilities as per the schedule and undertaking submitted by PP.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
14. The PP shall not carry any construction below the HT Line passing through the project.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint
16. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
17. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
18. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
19. The PP shall carry out the quarterly awareness programs for the stakeholders of the Group Housing project.
20. 6 Rain Water Harvesting pits shall be provided for rainwater usages as per the CGWB norms.
21. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 6RWH pits.
22. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. The PP shall provide the mechanical ladder for use in case of emergency.
25. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

A. Statutory Compliance:

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

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

I Air Quality Monitoring and Preservation

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

II Water Quality Monitoring and Preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on

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

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

VII Transport

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

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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous

- i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
- xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
- xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

198.09 Environment Clearance ToR for Proposed 28 MW Cogen Power Plant at Village Dahar, Tal Israna, District Panipat, Haryana by M/s Panipat Cooperative Sugar Mills Limited.

Project Proponent : Sh. Ravi Maan
Consultant : SMS Envocare Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/THE/50887/2020 on dated 08.11.2019 as per check list approved by the SEIAA/SEAC for approval of terms of Reference (ToR) under category 1(d) of EIA Notification 14.09.2006.

The case was taken up in 198th meeting of SEAC Haryana held on 12.03.2020. The Proposed project is for ToR for Proposed 28 MW Cogen Power Plant at Village Dahar, Tal Israna, District Panipat, Haryana by M/s Panipat Cooperative Sugar Mills Limited. The PP presented the case before the committee. The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

Name of the Project: Environment Clearance ToR for Proposed 28 MW Cogen Power Plant at Village Dahar, Tal Israna, District Panipat, Haryana by M/s Panipat Cooperative Sugar Mills Limited.		
Sr. No.	Particulars	
1.	Name of the Project	Establishment of New 28 MW Cogen Power Plant
2.	Location of the Project	Village Dahar, Tehsil Israna, District Panipat, Haryana
3.	Capacity of the Project	28 MW
4.	Name of the Project Proponent	The Panipat Cooperative Sugar Mill Ltd
5.	Sector & Category of the project	1(d) "Thermal Power Plants, Category 'B'
6.	Total Project Area & Greenbelt area	Total Area – 76.75 acres Sugar Area including Co-gen – 46.06 Acres Co-gen power plant area – 9.92 Acres Green Area 33% of total area i.e 24.22 Acre
7.	Project Cost	Rs. 13,050 Lakhs
8.	Product	28 MW Power generation
9.	Raw Materials	Bagasse : 63.64 TPH
10.	Water consumption and sources	1100 T/day Source: Bore well (Ground Water)
11.	Fuel Consumption	Bagasse- 59.09 TPH
12.	Boiler Capacity	145 TPH
13.	Waste water management plan	Wastewater will be used in ash quenching, dust suppression, firefighting and greenbelt.
14.	Air Pollution Control device	Electrostatic Precipitator (ESP)
15.	Solid waste generation	Ash generation: 9.5 TPH Collected bottom ash will be used as manure and fly ash will be sold to brick manufacturer.

1(d): STANDARD TERMS OF REFERENCE FOR CONDUCTING ENVIRONMENT IMPACT ASSESSMENT STUDY FOR THERMAL POWER PLANTS PROJECTS AND INFORMATION TO BE INCLUDED IN EIA/EMP REPORT

- 1) The proposed project shall be given a unique name in consonance with the name submitted to other Government Departments etc. for its better identification and reference.
- 2) Vision document specifying prospective long term plan of the project shall be formulated and submitted. Latest compliance report duly certified by the Regional Office of MoEF&CC for the conditions stipulated in the environmental and CRZ clearances of the previous phase(s) for the expansion projects shall be submitted.
- 3) The project proponent needs to identify minimum three potential sites based on environmental, ecological and economic considerations, and choose one appropriate site having minimum impacts on ecology and environment. A detailed comparison of the sites in this regard shall be submitted.
- 4) Executive summary of the project indicating relevant details along with recent photographs of the proposed site (s) shall be provided. Response to the issues raised during Public Hearing and the written representations (if any), along with a time bound Action Plan and budgetary allocations to address the same, shall be provided in a tabular form, against each action proposed.

- 5) Harnessing solar power within the premises of the plant particularly at available roof tops and other available areas shall be formulated and for expansion projects, status of implementation shall also be submitted.
- 6) The geographical coordinates (WGS 84) of the proposed site (plant boundary), including location of ash pond along with topo sheet (1:50,000 scale) and IRS satellite map of the area, shall be submitted. Elevation of plant site and ash pond with respect to HFL of water body/nallah/River and high tide level from the sea shall be specified, if the site is located in proximity to them.
- 7) Layout plan indicating break-up of plant area, ash pond, green belt, infrastructure, roads etc. shall be provided.
- 8) Land requirement for the project shall be optimized and in any case not more than what has been specified by CEA from time to time. Item wise break up of land requirement shall be provided.
- 9) Present land use (including land class/kism) as per the revenue records and State Govt. records of the proposed site shall be furnished. Information on land to be acquired including coal transportation system, laying of pipeline, ROW, transmission lines etc. shall be specifically submitted. Status of land acquisition and litigation, if any, should be provided.
- 10) If the project involves forest land, details of application, including date of application, area applied for, and application registration number, for diversion under FCA and its status should be provided along with copies of relevant documents.
- 11) The land acquisition and R&R scheme with a time bound Action Plan should be formulated and addressed in the EIA report.
- 12) Satellite imagery and authenticated topo sheet indicating drainage, cropping pattern, water bodies (wetland, river system, stream, nallahs, ponds etc.), location of nearest habitations (villages), creeks, mangroves, rivers, reservoirs etc. in the study area shall be provided.
- 13) Location of any National Park, Sanctuary, Elephant/Tiger Reserve (existing as well as proposed), migratory routes / wildlife corridor, if any, within 10 km of the project site shall be specified and marked on the map duly authenticated by the Chief Wildlife Warden of the State or an officer authorized by him.
- 14) Topography of the study area supported by toposheet on 1:50,000 scale of Survey of India, along with a large scale map preferably of 1:25,000 scale and the specific information whether the site requires any filling shall be provided. In that case, details of filling, quantity of required fill material; its source, transportation etc. shall be submitted.
- 15) A detailed study on land use pattern in the study area shall be carried out including identification of common property resources (such as grazing and community land, water resources etc.) available and Action Plan for its protection and management shall be formulated. If acquisition of grazing land is involved, it shall be ensured that an equal area of grazing land be acquired and developed and detailed plan submitted.
- 16) A mineralogical map of the proposed site (including soil type) and information (if available) that the site is not located on potentially mineable mineral deposit shall be submitted.
- 17) Details of fly ash utilization plan as per the latest fly ash Utilization Notification of GOI along with firm agreements/MoU with contracting parties including other usages etc. shall be submitted. The plan shall also include disposal method / mechanism of bottom ash.
- 18) The water requirement shall be optimized (by adopting measures such as dry fly ash and dry bottom ash disposal system, air cooled condenser, concept of zero discharge) and in any case not more than that stipulated by CEA from time to time, to be submitted along with details of source of water and water balance diagram. Details of water balance calculated shall take into account reuse and recirculation of effluents.
- 19) Water body/Nallah (if any) passing across the site should not be disturbed as far as possible. In case any Nallah / drain is proposed to be diverted, it shall be ensured that the diversion does not disturb the natural drainage pattern of the area. Details of proposed diversion shall be furnished duly approved by the concerned Department of the State.
- 20) It shall also be ensured that a minimum of 500 m distance of plant boundary is kept from the HFL of river system / streams etc. and the boundary of site should also be located 500 m away from railway track and National Highways.
- 21) Hydro-geological study of the area shall be carried out through an institute/ organization of repute to assess the impact on ground and surface water regimes. Specific mitigation measures shall be spelt out and time bound Action Plan for its implementation shall be submitted.
- 22) Detailed Studies on the impacts of the ecology including fisheries of the River/Estuary/Sea due to the proposed withdrawal of water / discharge of treated wastewater into the River/Sea etc shall be carried out and submitted along with the EIA Report. In case of requirement of marine impact assessment study, the location of intake and outfall shall be clearly specified along with depth of water drawl and discharge into open sea.
- 23) Source of water and its sustainability even in lean season shall be provided along with details of ecological impacts arising out of withdrawal of water and taking into account inter-state shares (if any). Information on other competing sources downstream of the proposed project and commitment regarding availability of requisite quantity of water from the Competent Authority shall be provided along with letter / document stating firm allocation of water.
- 24) Detailed plan for rainwater harvesting and its proposed utilization in the plant shall be furnished.
- 25) Feasibility of near zero discharge concept shall be critically examined and its details submitted.

- 26) Optimization of Cycles of Concentration (COC) along with other water conservation measures in the project shall be specified.
- 27) Plan for recirculation of ash pond water and its implementation shall be submitted.
- 28) Detailed plan for conducting monitoring of water quality regularly with proper maintenance of records shall be formulated. Detail of methodology and identification of monitoring points (between the plant and drainage in the direction of flow of surface / ground water) shall be submitted. It shall be ensured that parameter to be monitored also include heavy metals. A provision for long-term monitoring of ground water table using Piezometer shall be incorporated in EIA, particularly from the study area.
- 29) Socio-economic study of the study area comprising of 10 km from the plant site shall be carried out through a reputed institute / agency which shall consist of detail assessment of the impact on livelihood of the local communities.
- 30) Action Plan for identification of local employable youth for training in skills, relevant to the project, for eventual employment in the project itself shall be formulated and numbers specified during construction & operation phases of the Project.
- 31) If the area has tribal population it shall be ensured that the rights of tribals are well protected. The project proponent shall accordingly identify tribal issues under various provisions of the law of the land.
- 32) A detailed CSR plan along with activities wise break up of financial commitment shall be prepared. CSR component shall be identified considering need based assessment study and Public Hearing issues. Sustainable income generating measures which can help in upliftment of affected section of society, which is consistent with the traditional skills of the people shall be identified. Separate budget for community development activities and income generating programmes shall be specified.
- 33) While formulating CSR schemes it shall be ensured that an in-built monitoring mechanism for the schemes identified are in place and mechanism for conducting annual social audit from the nearest government institute of repute in the region shall be prepared. The project proponent shall also provide Action Plan for the status of implementation of the scheme from time to time and dovetail the same with any Govt. scheme(s). CSR details done in the past should be clearly spelt out in case of expansion projects.
- 34) R&R plan, as applicable, shall be formulated wherein mechanism for protecting the rights and livelihood of the people in the region who are likely to be impacted, is taken into consideration. R&R plan shall be formulated after a detailed census of population based on socio economic surveys who were dependant on land falling in the project, as well as, population who were dependant on land not owned by them.
- 35) Assessment of occupational health and endemic diseases of environmental origin in the study area shall be carried out and Action Plan to mitigate the same shall be prepared.
- 36) Occupational health and safety measures for the workers including identification of work related health hazards shall be formulated. The company shall engage full time qualified doctors who are trained in occupational health. Health monitoring of the workers shall be conducted at periodic intervals and health records maintained. Awareness programme for workers due to likely adverse impact on their health due to working in non-conductive environment shall be carried out and precautionary measures like use of personal equipments etc. shall be provided. Review of impact of various health measures undertaken at intervals of two to three years shall be conducted with an excellent follow up plan of action wherever required.
- 37) One complete season site specific meteorological and AAQ data (except monsoon season) as per latest MoEF&CC Notification shall be collected and the dates of monitoring shall be recorded. The parameters to be covered for AAQ shall include PM10, PM2.5, SO2, NOx, CO and Hg. The location of the monitoring stations should be so decided so as to take into consideration the upwind direction, pre-dominant downwind direction, other dominant directions, habitation and sensitive receptors. There should be at least one monitoring station each in the upwind and in the pre – dominant downwind direction at a location where maximum ground level concentration is likely to occur.
- 38) In case of expansion project, air quality monitoring data of 104 observations a year for relevant parameters at air quality monitoring stations as identified/stipulated shall be submitted to assess for compliance of AAQ Standards (annual average as well as 24 hrs).
- 39) A list of industries existing and proposed in the study area shall be furnished.
- 40) Cumulative impacts of all sources of emissions including handling and transportation of existing and proposed projects on the environment of the area shall be assessed in detail. Details of the Model used and the input data used for modeling shall also be provided. The air quality contours should be plotted on a location map showing the location of project site, habitation nearby, sensitive receptors, if any. The windrose and isopleths should also be shown on the location map. The cumulative study should also include impacts on water, soil and socio-economics.
- 41) Radio activity and heavy metal contents of coal to be sourced shall be examined and submitted along with laboratory reports.
- 42) Fuel analysis shall be provided. Details of auxiliary fuel, if any, including its quantity, quality, storage etc should also be furnished.

- 43) Quantity of fuel required, its source and characteristics and documentary evidence to substantiate confirmed fuel linkage shall be furnished. The Ministry's Notification dated 02.01.2014 regarding ash content in coal shall be complied. For the expansion projects, the compliance of the existing units to the said Notification shall also be submitted
- 44) Details of transportation of fuel from the source (including port handling) to the proposed plant and its impact on ambient AAQ shall be suitably assessed and submitted. If transportation entails a long distance it shall be ensured that rail transportation to the site shall be first assessed. Wagon loading at source shall preferably be through silo/conveyor belt.
- 45) For proposals based on imported coal, inland transportation and port handling and rail movement shall be examined and details furnished. The approval of the Port and Rail Authorities shall be submitted.
- 46) Details regarding infrastructure facilities such as sanitation, fuel, restrooms, medical facilities, safety during construction phase etc. to be provided to the labour force during construction as well as to the casual workers including truck drivers during operation phase should be adequately catered for and details furnished.
- 47) EMP to mitigate the adverse impacts due to the project along with item - wise cost of its implementation in a time bound manner shall be specified.
- 48) A Disaster Management Plan (DMP) along with risk assessment study including fire and explosion issues due to storage and use of fuel should be carried out. It should take into account the maximum inventory of storage at site at any point of time. The risk contours should be plotted on the plant layout map clearly showing which of the proposed activities would be affected in case of an accident taking place. Based on the same, proposed safeguard measures should be provided. Measures to guard against fire hazards should also be invariably provided. Mock drills shall be suitably carried out from time to time to check the efficiency of the plans drawn.
- 49) The DMP so formulated shall include measures against likely Fires/Tsunami/Cyclones/Storm Surges/ Earthquakes etc, as applicable. It shall be ensured that DMP consists of both On-site and Off-site plans, complete with details of containing likely disaster and shall specifically mention personnel identified for the task. Smaller version of the plan for different possible disasters shall be prepared both in English and local languages and circulated widely.
- 50) Detailed scheme for raising green belt of native species of appropriate width (50 to 100 m) and consisting of at least 3 tiers around plant boundary with tree density of 2000 to 2500 trees per ha with a good survival rate of around 80% shall be submitted. Photographic evidence must be created and submitted periodically including NRSA reports in case of expansion projects. A shrub layer beneath tree layer would serve as an effective sieve for dust and sink for CO₂ and other gaseous pollutants and hence a stratified green belt should be developed.
- 51) Over and above the green belt, as carbon sink, plan for additional plantation shall be drawn by identifying blocks of degraded forests, in close consultation with the District Forests Department. In pursuance to this the project proponent shall formulate time bound Action Plans along with financial allocation and shall submit status of implementation to the Ministry every six months.
- 52) Corporate Environment Policy
- Does the company has a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.
 - Does the Environment Policy prescribe for standard operating process / procedures to bring into focus any infringement / deviation / violation of the environmental or forest norms/conditions? If so, it may be detailed in the EIA.
 - What is the hierarchical system or Administrative order of the company to deal with the environmental issues and for ensuring compliance with the environmental clearance conditions. Details of this system may be given.
 - Does the company has compliance management system in place wherein compliance status along with compliances / violations of environmental norms are reported to the CMD and the Board of Directors of the company and / or shareholders or stakeholders at large? This reporting mechanism should be detailed in the EIA report.
- All the above details should be adequately brought out in the EIA report and in the presentation to the Committee.
- 53) Details of litigation pending or otherwise with respect to project in any Court, Tribunal etc. shall invariably be furnished.

Additional TOR for Thermal Power Plants Projects (TPPs):

Over and above the TOR mentioned in Thermal Power Plants Projects, the following shall be strictly followed (as applicable):

1. The PP shall submit the NOC from Haryana Renewable Energy Development Agency Limited
2. The PP shall submit the approval from Competent Office of the Electrical Inspectorate/Transmission company for grid connectivity

3. The PP shall submit the Power purchase agreement (PPA), with transmission company as per the provisions of HERC traffic order.
4. The PP shall submit the Agreement for baggage purchased with sugar plant & its transportation mechanism to power plant.
5. The PP shall submit the fugitive emission control plan for the project.
6. The PP shall submit the installation of On-line monitoring device plan for emission's & it's mechanism to link with HSPCB.
7. The PP shall submit the details of emissions including CO₂, Ash released and capture mechanism/strategies
8. The PP shall submit the details of capacity of boiler, pressure and safety features for boiler installed.
9. The PP shall submit the details of different condensers used in the process etc
10. The PP shall submit the water required for condenser unit.
11. The PP shall submit the ownership details of land for the project.
12. Low lying areas fulfilling the definition wetland as per Ramsar Convention as wetland rules shall be identified and clearly demarcated w.r.t the proposed site.
13. The PP shall submit the details of Turbine used in the process.
14. If the site includes or is located close to marshy areas and backwaters, these areas must be excluded from the site and the project boundary should be away from the CRZ line.
15. Authenticated CRZ map from any of the authorized agencies shall be submitted.
16. The soil leveling should be minimum with no or minimal disturbance to the natural drainage of the area. If the minor canals (if any) have to be diverted, the design for diversion should be such that the diverted canals not only drains the plant area but also collect the volume of flood water from the surrounding areas and discharge into marshy areas/major canals that enter into creek. Major canals should not be altered but their embankments should be strengthened and desilted.
17. Additional soil required for leveling of the sites should as far as possible be generated within the site itself in such a manner that the natural drainage system of the area is protected and improved.
18. Marshy areas which hold large quantities of flood water to be identified and shall not be disturbed.
19. No waste should be discharged into Creek, Canal systems, Backwaters, Marshy areas and seas without appropriate treatment. Wherever feasible, the outfall should be first treated in a Guard Pond and then only discharged in waterbody without adequate dilution.
20. Mangrove conservation and regeneration plan shall be formulated and Action Plan with details of time bound implementation shall be specified, if mangroves are present in Study Area.
21. A common Green Endowment Fund should be created by the project proponents out of EMP budgets. The interest earned out of it should be used for the development and management of green cover of the area.
22. Impact on fisheries at various socio economic level shall be assessed.
23. An endowment Fishermen Welfare Fund should be created out of CSR grants not only to enhance their quality of life by creation of facilities for Fish Landing Platforms / Fishing Harbour / cold storage, but also to provide relief in case of emergency situations such as missing of fishermen on duty due to rough seas, tropical cyclones and storms etc. Tsunami Emergency Management Plan shall be prepared wherever applicable and Plan submitted prior to the commencement of construction work.
24. There should not be any contamination of soil, ground and surface waters (canals & village pond) with sea water in and around the project sites. In other words necessary preventive measures for spillage from pipelines, such as lining of Guard Pond used for the treatment of outfall before discharging into the sea and surface RCC channels along the pipelines of outfall and intake should be adopted. This is just because the areas around the projects boundaries could be fertile agricultural land used for paddy cultivation.

198.10 Environment Clearance EC for Warehouse (Logistic) Project at Revenue Estate of Village Tauru, Tehsil Tauru, District- Nuh, Haryana by M/s Outrank Logistic Park LLP

Project Proponent : Not present

Consultant : Not present

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/146978/2020 on dated 17.02.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 198th meeting of SEAC, Haryana held on 13.03.2020 but the PP requested vide letter dated 12.03.2020 for the deferment of the case which was considered and acceded by the SEAC.

198.11 Environment Clearance for Commercial Complex Project located in the Revenue Estate of Village Bhatola, Sector -82, Faridabad, Haryana by Shree Energy Developers Pvt. Ltd.

Project Proponent : Sh. Chander Shekhar Taneja
Consultant : Grass Roots Research & Creation India Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/140350/2020 on dated 05.02.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

- The Proposed project is for Commercial Complex Project located in the Revenue Estate of Village Bhatola, Sector -82, Faridabad, Haryana by Shree Energy Developers Pvt. Ltd.
- The project has been granted license no. 108 of 2019 of an area measuring 3.07777acres vide letter no. 22388 dated 11.09.2019 which is valid upto 10.09.2024.
- Presently, the project is appraised on Concept plan as Building plan of the project are not approved from the Competent Authority.
- The project is as per Faridabad Development Plan, 2031 A.D.

Earlier, the case was taken up in 197th meeting of SEAC, Haryana held on 27.02.2020. The discussion was held on Modular STP, Anti smog gun, Water Assurance, Solid Waste management plan, Form I & IA, CER, EMP, Green Plan and ECBC Compliance and certain observations were raised which were replied by the PP vide letter dated 27.02.2020. The Reply was discussed by the committee and it is decided that the PP shall submit the revised Green Plan for the project and the case will be taken up in the next meeting. The PP submitted the revised Green Plan for the project vide letter dated 13.03.2020. Thereafter, the case was taken up in 198th meeting of SEAC, Haryana held on 13.03.2020.

The PP also submitted the undertaking that Rs.60 lakhs out of CER will be spent on development of existing Bhatola pond category cattle pond having unique-id 01HRFRDFRD0123BHAT013 at village Bhatola under the technical guidance of Haryana Ponds & Waste Water Management Authority. The Reply was discussed by the committee and it is decided that the PP shall submit the revised Green Plan for the project and the case will be taken up in the next meeting.

The PP presented the case before the committee .The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

Name of the Project: Commercial Complex at Village Bhatola, Sector- 82, Faridabad, Haryana by M/s Shree Energy Developers Private Limited.		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/MIS/140350/2020
2.	Latitude	28°23'19.76" N
3.	Longitude	77°21'05.42" E
4.	Plot Area	12,455.274 m ²

5.	Net Plot Area	11,006.81 m ²	
6.	Proposed Ground Coverage	5,131.029 m ²	
7.	Proposed FAR	21,629.188 m ²	
8.	Non FAR Area	12,070.4 m ²	
9.	Total Built Up area	33,699.588 m ²	
10.	Total Green Area with % (Net Plot Area)	1,658.73 m ² (15.07%)	
11.	Rain Water Harvesting Pits (with size)	3 RWH Pits (5.0 m diameter; 5.0 m Depth)	
12.	STP Capacity	125 KLD	
13.	Organic Waste Converter	1 unit	
14.	Maximum Height of the Building (m)	26.855 m	
15.	Power Requirement	2,684.4 KW	
16.	Power Backup	5000 kVA (4x1250 kVA)	
17.	STP Capacity	125 KLD	
18.	Total Water Requirement	250 KLD	
19.	Domestic Water Requirement	116 KLD	
20.	Fresh Water Requirement	47 KLD	
21.	Treated Water	97 KLD	
22.	Waste Water Generated	108 KLD	
23.	Solid Waste Generated	1,057 kg/day	
24.	Biodegradable Waste	634.2 kg/day	
25.	Basement	1	
26.	Stories	5	
27.	R+U Value of Material used (Glass)	2.518W/m ² Degree Celcius	
28.	Total Cost of the project:	i) Land Cost	
		ii) Construction Cost	
29.	CER	INR 1.6 crores	
30.	EMP Budget	INR 46 Lakh (Capital cost) INR 18.25 Lakh/year (Recurring Cost)	
31.	Incremental Load in respect of:	i. PM 2.5	0.214 µg/m ³
		ii. PM 10	0.214 µg/m ³
		iii. SO ₂	0.630 µg/m ³
		iv. NO ₂	3.84 µg/m ³
		v. CO	0.416 µg/m ³
32.	Construction Phase:	i. Power Back-up	1 DG set (125 kVA)
		ii. Water Requirement & Source	68 ML; Private tankers
		iii. STP (Modular)	1
		iv. Mitigation measures for dust	Anti Smog Gun will be provided as per NGT orders.

The Discussion was held on Green Plan, the land use details and the committee agrees with the proposed Green Plan (15.07% of the net plot area) submitted by the PP.

After deliberations the Committee rated this project with “Gold Rating” and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated

14.09.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

A. Specific conditions:-

- 1) Sewage shall be treated in the STP based on MBR technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
- 2) The PP shall not start operation before taking the OC from DTCP
- 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 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) 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 1,658.73 m² (15.07%) shall be provided for green area development on Net Plot Area.
- 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) 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.
- 10) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 11) The PP shall restore, reclaim and maintain the pond at village Bhatola to the project site with technical support from the Haryana Pond and Waste Water Management Authority
- 12) The PP shall deposit the half of CER fund in the C.M. Fund and 20 lakhs in incubation center at YMCA , Sec-7, Faridabad as per the schedule and undertaking submitted by PP.
- 13) The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
- 14) The PP shall install the Eco Friendly Green Transformer or start operation based on ester oil to reduce the carbon footprint
- 15) The PP shall not give occupation or possession or start operation before the water supply and sewage connection permitted by the competent authority.
- 16) The PP shall not give occupation or possession before the 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) 3 Rain Water Harvesting pits shall be provided for rainwater usages as per the CGWB norms.
- 20) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 3RWH pits.
- 21) The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
- 22) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 23) The PP shall provide the mechanical ladder for use in case of emergency.
- 24) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory Compliance:

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- [5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
- [6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- [7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- [8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 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 PM25) covering upwind and downwind directions during the construction period.
- (iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
 - (v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
 - (vi) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
 - (vii) Wet jet shall be provided for grinding and stone cutting.
 - (viii) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
 - (ix) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
 - (x) The diesel generator sets to be used during construction phase shall be ultra lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
 - (xi) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
 - (xii) For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

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

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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

V Waste Management

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

VI Green Cover

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

VII Transport

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

VIII Human Health Issues

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

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

IX Corporate Environment Responsibility

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

X Miscellaneous

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

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

198.12 Environment Clearance for Proposed Non-Agro Warehouse 76.8437 Acre Village Rahaka & Ranika Singhola, Tehsil Sohna, District Gurugram, Haryana by M/s Emporium Industrial Parks (India) Private Limited.

Project Proponent : Sh. Sunil Verma
Consultant : Grass Roots Research & Creation India Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/51991/2020 on dated 05.02.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. Then the PP submitted the EIA/EMP report on 05.03.2020.

Thereafter, the case was taken up in 198th meeting of SEAC Haryana held on 13.03.2020. The PP presented the case before the committee.

- The Proposed project is for Non-Agro project on Land Measuring 76.8437 Acre (3,10,975.59) m² (76.84375Acres) located at Village Rahaka & Ranika Singhola, Tehsil Sohna, District Gurugram, Haryana by M/s Emporium Industrial Parks (India) Pvt Ltd.
- Earlier, the TOR was granted vide letter dated 03.02.2020.
- Presently, the project is appraised on Concept plan as Building plan of the project are not approved from the Competent Authority.
- No Wildlife Sanctuary falls within 10kms from the Project site.
- The PP also submitted the copy of application in the name of M/s GTSC for registration of existing ground water abstraction structure (tubewell/borewell) being used for domestic purpose

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

Name of the Project: Non-Agro Warehouse Project on a land measuring 3,10,975.59 m² (76.84375 Acres) located at Village-Rahaka & Ranika Singhola, Tehsil Sohna, District Gurugram, Haryana By M/s Emporium Industrial Parks (India) Private Limited	
Sr. No.	Particulars

1.	Online Proposal Number	SIA/HR/MIS/51991/2020	
2.	Latitude	28°15'30.15"N	
3.	Longitude	77°9'57.54"E	
4.	Plot Area	3,10,975.59 m2 (76.84375 Acres)	
5.	Net Plot Area	3,10,975.59 m2 (76.84375 Acres)	
6.	Proposed Ground Coverage	1,43,346.67 m2	
7.	Proposed FAR	1,42,588.39 m2	
8.	Non FAR Area	35,728.56 m2	
9.	Total Built Up area	1,78,316.95 m2	
10.	Total Green Area with %	46,690.33 m2 (15.01 %)	
11.	Rain Water Harvesting Pits (with size)	77 (Capacity-88.31 m3)	
12.	STP Capacity	160 KLD	
13.	Organic Waste Converter	1	
14.	Maximum Height of the Building (m)	18.5 meter	
15.	Power Requirement	7.5 MW	
16.	Power Backup	06 DG sets of total capacity of 5,000 kVA (3 x 1,250 kVA + 2 x 250 kVA + 1 x 750 kVA).	
17.	STP Capacity	160 KLD	
18.	Total Water Requirement	290 KLD	
19.	Domestic Water Requirement	150 KLD	
20.	Fresh Water Requirement	98 KLD	
21.	Treated Water	117 KLD	
22.	Waste Water Generated	130 KLD	
23.	Solid Waste Generated	1,517 Kg/Day	
24.	Biodegradable Waste	455 Kg	
25.	Number of Towers	Six Sheds	
26.	Stories	Single	
27.	R+U Value of Material used (Glass)	3.11 w/m2-oC.	
28.	Total Cost of the project:	i) Land Cost	318.42 Cr
		ii) Construction Cost	
29.	CER	4.77 Cr	
30.	EMP Budget	163 Lakh	
31.	Incremental Load in respect of:	PM 2.5	0.1322 µg/m3
		PM 10	0.1322 µg/m3
		SO2	0.448 µg/m3
		NO2	3.595 µg/m3
		CO	1.347 µg/m3
32.	Construction Phase:	Power Back-up	1 DG set (50 KW)
		Water Requirement & Source	357 ML (Treated water from STP)
		STP (Modular)	1
		Mitigation measures for dust	1

The Discussion was held on CER details, Green plan, Forest NOC, CLU, STP, Aravali NOC, ECBC, Water assurance, Power assurance etc. and certain observations were raised which were replied by PP vide letter dated 13.03.2020. The PP submitted the undertaking that

- The PP shall not store any hazardous chemicals within premises and store chemicals as per the MSIHC Rules, 1989.
 - The PP shall follow the HAREDA norms.
 - The PP shall spent Rs.1 cr. out of CER in maintenance of existing pond at village Rahaka (01HRGGMSHN0216RAHA001) under technical guidance of Haryana Ponds & Waste Water Management Authority.
 - The PP submitted the Wildlife Conservation Plan for the Project.
- The Reply of the PP was deliberated and considered by the committee.

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

A: Specific Conditions:

1. The PP and consultant agree to display the First Aid measure, Fire Fighting Measure, Accidental Release measure, Exposure and control (Personal Measure) at the site.
2. The PP and consultant agree that all precautionary measure shall be taken for transportation of chemicals.
3. The PP shall restore, reclaim and maintain the pond at nearby village Rahaka to the project site with technical support from the Haryana Pond and Waste Water Management Authority.
4. Sewage shall be treated in the STP based on MBBR with tertiary treatment i.e. Ultra Filtration. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling, Gardening and HVAC.
5. 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.
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. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint
8. The PP shall spent Rs. 1 cr. for up-gradation of sanitation facilities, roads, tree plantation, maintenance and setting up of solar lights in village Nimot, Khobri, Satlaka, Bilahaka, Ratika Naobad, Rs. 1cr. For computer labs, Rs.1 Cr. For providing medical equipments like portable X-ray machine, ambulance, hospital beds etc.
9. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
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 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

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. As proposed 46,690.33 m² (15.01 %) of net plot area shall be provided for green area development.
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 PP shall implement the submitted Wildlife Conservation Plan and submit a copy to SEIAA and Chief Wildlife Warden.
15. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
16. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction phase and shall use the treated water, if feasible.
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 not allow to park the vehicles on the roads or revenue Rasta outside the project area.
19. The PP shall not allow storing chemical above the threshold level.
20. The PP shall not allow establishment of any category A or B type industry in the project area.
21. The PP shall carry out the quarterly awareness programs for the staff.
22. 77 Rain water harvesting recharge pits shall be provided in addition to 10 already provided pits for ground water recharging as per the CGWB norms.
23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 77 RWH pits.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory Compliance:

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

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

I Air quality Monitoring and Preservation

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

ii) Water Quality Monitoring and Preservation

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

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

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

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

iii) **Noise Monitoring and Prevention**

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

iv) **Energy Conservation measures**

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

v) **Waste Management**

- i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii) Disposal of muck during construction phase shall not create any adverse effect on the

neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

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

vi) Green Cover

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

vii) Transport

- i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b) Traffic calming measures.
 - c) Proper design of entry and exit points.
 - d) Parking norms as per local regulation.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and

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

viii) Human Health Issues

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

IX Corporate Environment Responsibility

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

X) Miscellaneous

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

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

198.13 Environment Clearance for Expansion of Commercial Colony project located at Village Ajronda, Sector-12, Faridabad, Haryana by Ashutosh Infra Pvt. Ltd. in collaboration with M/s Pebble Downtown India Private Limited.

Project Proponent : Sh. Kapil Garg
Consultant : Grass Roots Research & Creation India Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/135818/2020 on dated 24.01.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 195th meeting of SEAC Haryana held on 29.01.2020 but the PP requested in writing vide letter dated 29.01.2020 for the deferment of the case which was considered and acceded by the SEAC.

Thereafter, the case was taken up in 196th meeting of SEAC, Haryana but the PP again requested in writing vide letter dated 11.02.2020 for the deferment of the case which was considered and acceded by the SEAC. The PP & Consultant informed the Committee that the area constructed at the Project is less than 20,000 Sqm but committee after deliberation decided that a subcommittee is constructed consisting of Sh.V.K. Gupta, Sh. Hitender, Sh. S.N.Mishra and subcommittee will visit the site and submit the report. The subcommittee submitted the report and the case is taken up in 198th meeting. The report of subcommittee is placed before the committee & which was considered by the committee.

Thereafter, the case was taken up in 198th meeting of SEAC, Haryana.

- The Proposed project is for Environment Clearance for Expansion of Commercial Colony project located at Village Ajronda, Sector-12, Faridabad, Haryana by M/s Pebble Downtown India Private Limited.
- The project has been granted license no. 62 of 2009 dated 03.11.2009 of an area measuring 1.725acres which is valid upto 02.11.2024.
- Consent to establish granted to M/s Pebble Consultants Private Limited is valid from 23.10.2018 to 22.10.2023 as the PP has already constructed less than 20,000 Sqm.
- Presently, the project is appraised on Concept plan as Building plan of the project are not approved from the Competent Authority.
- The project site is as per Faridabad Development Plan, 2031A.D.
- Asola Bhati Wildlife Sanctuary falls within 7.7kms NW from the Project site.

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

Name of the Project: Expansion of Commercial Project at Village Ajronda, Sector 12, Faridabad, Haryana by M/s Pebble Downtown India Private Limited.				
Sr. No.	Particulars	Existing	Expansion	Total Area (in M²)
	Online Project Proposal Number	SIA/HR/MIS/135818/2020		
1.	Latitude	-	-	28.385441 N
2.	Longitude	-	-	77.314090 E

3.	Plot Area	6980.816 m ²		6980.816 m ²
4.	Net Plot Area	6980.816 m ²		6980.816 m ²
5.	Proposed Ground Coverage	4153.585 m ²		4153.585 m ²
6.	Proposed FAR	10,395.134 m ²	9,968.399 m ²	20,363.533 m ²
7.	Non FAR Area	9268.286 m ²	4249.747 m ²	13518.033 m ²
8.	Total Built Up area	19,663.420 m ²	14,218.146 m ²	33,881.566 m ²
9.	Total Green Area with Percentage	-	-	1047.1224 m ² (15% of total plot area)
10.	Rain Water Harvesting Pits	-	-	2 Pits
11.	STP Capacity	-	-	125 KLD
12.	Total Parking	-	-	314 ECS
13.	Organic Waste Converter	-	-	1
14.	Maximum Height of the Building (m)	-	-	30 m
15.	Power Requirement	-	-	2519.08 kW
16.	Power Backup	-	-	2 DG sets of total capacity 1000 kVA (2 × 500 kVA)
17.	Total Water Requirement	-	-	255 KLD
18.	Domestic Water Requirement	-	-	125 KLD
19.	Fresh Water Requirement	-	-	58 KLD
20.	Treated Water	-	-	96 KLD
21.	Waste Water Generated	-	-	107 KLD
22.	Solid Waste Generated	-	-	990 kg/day
23.	Biodegradable Waste	-	-	297 kg/day
24.	Number of Towers	-	-	1
25.	Basement	-	-	2
26.	Stories	-	-	G+5
27.	R+U Value of Material used (Glass)	-	-	2.518 (W/m ² deg C)
28.	Total Cost of the project:	i) Land Cost	-	115.10 Cores (Land cost + Construction cost)
		ii) Construction Cost	-	
29.	CER	-	-	1.72 Cr

30.	EMP Cost/Budget	-	-	79 Lakhs
31.	Incremental Load in respect of:	-	-	
	i) PM 2.5			0.45 /m ³
	ii) PM 10	-	-	0.45 /m ³
	iii) SO ₂	-	-	0.183 /m ³
	iv) NO ₂	-	-	1.55 g/m ³
	v) CO	-	-	0.596 µg/m ³
32.	Construction Phase:	i) Power Back-up		1 DG set (125 kVA)
		ii) Water Requirement & Source		68 ML (Treated water from STP)
		iii) STP (Modular)		1
		iv) Anti-Smoke Gun		1 Anti smog gun as per NGT orders

The discussion was held on Water detail, STP, CER, CTE, Zoning plan, Incremental load, and certain observations were raised which were replied by the PP vide letter dated 13.03.2020.

- The PP submitted that Rs.63 lakhs out of CER will be spent on development of existing pond at village Ajronda having unique id 02HRFDBBAL0332AJDA001 under technical guidance of Haryana Ponds & Waste Water Management Authority
- The PP submitted the Green Plan for 615.5sqm i.e. 8.81% whereas Committee insisted that the PP shall enhance the Green Cover.
- The PP submitted a request in the form of letter dated 13.03.2020 that as per the discussion in the committee the project is given with the additional 6.19% of the vertical forest as the land use of the project site (i.e. 6,980.816sqm) given below shows that the project area does not have the space.
 1. Ground Coverage: 4153.585sqm (59.5%)
 2. Landscape area: 615.5sqm (8.81%)
 3. Road Area: 2155.89sqm (30.89%)
 4. Paved Area: 55.84 sqm (0.8%)

The committee deliberated as the project has only 8.81% left for landscaping after deducting Ground coverage and road and paved area, so agrees with the proposal of PP that it is not possible to maintain 15% of green area for the project. The committee decided that green plan @ 8.081% of landscape in addition of 6.19% of vertical forest be send to SEIAA for approval. The Committee decided that the PP shall spent Rs.10 lakhs out of EMP amount on various wildlife conservation activities like artificial nests on the trees, digging of ponds, and construction of feeding platforms through Environment Management Plan.

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

A. Specific conditions:-

- 1) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
- 2) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- 3) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- 4) The PP shall restore, reclaim and maintain the pond at village Ajronda to the project site with technical support from the Haryana Pond and Waste Water Management Authority.
- 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) 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 1047.1224 (15% of total plot area) shall be provided for green area development including 6.19% of vertical forest.
- 8) The PP shall implement the Wildlife Conservation Activities and Rs.10 lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, and construction of feeding platforms through Environment Management Plan.
- 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) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint
- 11) 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.
- 12) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 13) The PP submitted undertaking that out of CER amount Rs.45 lakhs/- will be spent for up-gradation of sanitation facilities, roads , tree plantation, solar lights , Rs. 30 lakhs will be spent on proving computer labs, solar lightning in schools and Rs.34 lakhs for providing medical equipments like wheel chair, ambulance, hospital beds etc. in

- villages Ajronda and Mujesar as per the schedule and undertaking submitted by the PP.
- 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 and sewage connection permitted by the competent authority.
 - 16) The PP shall not give occupation or possession before the 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) 02Rain Water Harvesting pits shall be provided for rainwater usages as per the CGWB norms.
 - 20) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 02 RWH pits
 - 21) The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction and operational phase and shall use the treated water, if feasible.
 - 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.

B. Statutory compliance:

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

I Air Quality Monitoring and Preservation

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

II Water Quality Monitoring and Preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total

- annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
 - vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
 - viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
 - ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
 - x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 - xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
 - xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
 - xiii. All recharge should be limited to shallow aquifer.
 - xiv. No ground water shall be used during construction phase of the project.
 - xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
 - xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
 - xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
 - xviii. No sewage or untreated effluent water would be discharged through storm water drains.
 - xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
 - xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
 - xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

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

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

- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

IV Energy Conservation Measures

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

V Waste Management

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

and other environment friendly materials.

- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

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

VII Transport

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

VIII Human Health Issues

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

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

IX Corporate Environment Responsibility

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

X Miscellaneous

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

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

List of Participants in the 198th Meeting of SEAC, Haryana held on 12.03.2020 and 13.03.2020 under the Chairmanship of Shri V. K. Gupta, Chairman, SEAC, Haryana

Sr. No.	Name	Designation
1.	Dr. Surinder Kumar Mehta	Member
2.	Shri Anil Kumar Mehta	Member
3.	Shri Raj Kumar Sapra, IFS (Retired)	Member
4.	Dr. Mehar Chand	Member
5.	Dr. S. N. Mishra	Member
6.	Ar. Hitender Singh	Member
7.	Shri Prabhakar Verma	Member
8.	Dr. Vivek Saxena	Member
9.	Dr. R. K. Chauhan, Joint Director, Environment & Climate Change Department, Haryana	Secretary