Minutes of the 194thMeeting 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 15.01.2020 & 16.01.2020 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, at Panchkula.

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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 193rd Meeting were discussed and approved without any modification. In the meeting 15 numbers of projects received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

194.01 Environment Clearance for Expansion-cum-Modification of Group Housing Colony at Village-Maidawas, Sector-65, Gurgaon by M/s Active Promoters Pvt. Ltd

Project Proponent : Not present
Consultant : Not present

The project was submitted to the SEIAA, Haryana on 18.12.2019. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for approval of ToR under Category 8(b) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 194th meeting of SEAC held on 15.01.2020 but the PP requested in writing vide letter dated 14.01.2020 for the deferment of the case which was considered and acceded by the SEAC.

194.02 Environment Clearance for proposed expansion of "Nayati Medicity" (formerly known as OSL Hospital) located at Plot No. 1202, 1203, 1204 DLF Phase-I, Golf Course Road, Sector-28, Gurugram, Haryana by M/s Nayati Healthcare and Research NCR Pvt. Ltd

. **Project Proponent : Mr. Vikas Sharma**
Consultant : M/s JM EnviroNet Pvt. Ltd

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on dated 12.06.2019 for obtaining Environmental Clearance for proposed expansion of project under category 8(a) of EIA Notification dated 14.09.2006. Thereafter, the case was taken up for appraisal in the 184th meeting of the SEAC held on 16.07.2019 and the PP submitted in writing that they will not be able to present the project as they have not yet received the certified compliance report from Regional Office, MoEF&CC, Chandigarh and requested in writing to defer the case which was considered and acceded by the SEAC. Thereafter, the case was taken up in 193rd meeting of SEAC, Haryana held on 23.12.2019 but the PP requested in writing vide letter dated 23.12.2019 for the deferment of the case which was considered and acceded by the SEAC.

The Project was earlier granted EC vide SEIAA letter 11.07.2012 to the M/s OSL Pvt. Ltd. for plot area 22779.54 sqm total built up area 38457.565 sqms. The Environment Clearance was expired on 10.07.2019. However, PP applied for EC vide letter dated 12.06.2019 for expansion of the project after getting the name changed on license and now, the PP submitted the Compliance Report from Regional Office, MoEF&CC, Chandigarh vide letter dated 27.12.2019.

Thereafter, the case was taken up in 194th meeting of SEAC, Haryana held on 15.01.2020. 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 Proposed Modernisation & Expansion of Existing Hospital & Health Care Centre "Nayati Medicity, Gurugram"					
Sr. No.	**Particulars**		**Existing**	**Expansion**	**Total Area (in m^2)**
1.	Latitude		28°28'13.55"N	28°28'13.55"N	-
2.	Longitude		77° 5'37.83"E	77° 5'37.83"E	-
3.	Plot Area		5.629 acres (22779.54 sqm.)	-	5.629 acres (22779.54 sqm)
4.	Net Plot Area		5.629 acres (22779.54 sqm.)	-	5.629 acres (22779.54 sqm)
5.	Proposed Ground Coverage		4400.76 sqm.	1443.509 sqm.	5844.269 sq. m.
6.	Proposed FAR		22,776.735 sq. m.	14,282.324 sq. m.	37,058.9839 sq. m.
7.	Non FAR Area		15,680.83 sqm.	-	7,619.52sq.m.
8.	Total Built Up area		38457.565 sqm.	23694.173 sqm.	62151.74 sqm.
9.	Total Green Area with Percentage		6253.168 sq. m. (27.45 % of total plot area)		4709.15 sqm (20.67 % of total plot area)
10.	Rain Water Harvesting Pits		6	-	6
11.	STP Capacity		280 KLD		400 KLD
12.	Total Parking (provided)		364	59	423
13.	Organic Waste Converter		-----	491.31 kg/day	491.31 kg/day
14.	Maximum Height of the Building (m)		30 M	34.51 M	34.51 M
15.	Power Requirement		2742 KW	2058 KW	4800 KW
16.	Power Backup		2770 KVA	2980 KVA	5750 KVA
17.	Total Water Requirement		483 KLD	205 KLD	648 KLD
18.	Domestic Water Requirement		234 KLD	-	235.09 KLD
19.	Fresh Water Requirement		253 KLD	40 KLD	293 KLD
20.	Treated Water		230 KLD	58.25 KLD	288.25 KLD
21.	Waste Water Generated		242 KLD	78.25 KLD	320.25 KLD
22.	Solid Waste Generated		497.5 kg/day	321.35 kg/day	818.85 kg/day
23.	Biomedical waste		237.5 kg/day	488.5 kg/day	726 kg/day
24.	Total Biodegradable Waste		298.5 kg/day	192.81 kg/day	491.31 kg/day
25.	Number of Towers		1	1	2
26.	Beds		300 beds	216 beds	516 beds
27.	Basement		7,504.96 sq. m	27,489.01 sq. m	34,933.97 sq. m.
28.	Stories		2 Basements +Ground Floor + 6 Upper Floors	3 Basements +Ground Floor + 6 Upper Floors	3 Basements +Ground Floor + 6 Upper Floors
29.	R+U Value of Material used (Glass)		-	"R" value - 0.284 m^2 K/W "U" value - 3.52 W/m^2. K	"R" value - 0.284 m^2 K/W "U" value - 3.52 W/m^2. K
30.	Total Cost of the project:	i) Land Cost	150 cr.	-	150 cr.
		ii) Construction Cost	95.22 cr.	245 cr.	340.22 cr.

31.	CER	-	1.85 cr.	1.85 cr.
32.	Pollution Load in respect of: i) PM 2.5		78.80 – 84.06 µg/m^3	
	ii) PM 10		35.42– 39.58 µg/m^3	
	iii) SO_2		8.78– 9.02 µg/m^3	
	iv) NO_2		10.65– 11.09 µg/m^3	

The discussion was held on Fire NOC, STP, OWC, Distance of the project from Wildlife Sanctuary, green Plan, RWH, Compliance Report of earlier EC, Site plan, CER, Geo-technical study, EMP, Electrical layout plan and certain observations were raised which were replied by the PP vide letter dated 15.01.2020. The PP informed the committee that the building plans are submitted to the Town and Country Planning Department for approval. The Compliance Report mentioned certain observations along with approximately 1,12,500 kg of C&D waste was lying within the premises. The PP submitted the copy of Action Taken Report dated 05.01.2020 endorsed to Regional Office, MoEF&CC, Chandigarh on the observations. The Action Taken Report was deliberated in the Committee and desired that PP shall comply with all the observations mentioned in the Compliance Report before the appraisal by the SEIAA. The PP submitted the undertaking that Rs.24 lakhs out of CER will be spent on development of existing pond at nearby village to the project site under technical guidance of Haryana Ponds & Waste Water Management Authority.

The PP informed the committee that the proposed expansion of "Nayati Medicity" (formerly known as OSL Hospital) located at Plot No. 1202, 1203, 1204, DLF Phase-I, Golf Course Road, Sector-28, Gurugram, Haryana is submitted on the concept bases. Discussions were also held on the stipulated conditions of earlier environment clearance granted on 11.07.2012 in which it was referred that PP shall obtain NOC under Aravali Notification from CEC of Hon'ble Supreme Court regarding coverage under Aravali Notification. The PP informed the Committee that NOC dated 09.11.2012 under Aravali Notification has already been submitted which was 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 14.09.2006 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 PP agrees to 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.
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 4709.15 sqm (20.67 % of total plot area) shall be provided for Green Area Development.
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 use the CER amount as per the schedule and undertaking submitted by the PP.
12. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
13. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
14. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
15. 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.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall construct the 06 Rain Water Harvesting pits as per the stipulated conditions of earlier EC letter dated 11.07.2012 in accordance with the CGWB norms.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 06 RWH pits.
19. The PP shall take all precautions for keeping the rain water run off separate from the bio-medical waste.
20. The PP shall install the ETP for treatment of the effluent of laboratory, chemicals, washing area, hospital etc.
21. The PP shall also submit the six monthly compliance report regularly to the SEIAA/MoEF&CC as per the observation of RO, MoEF&CC letter dated 27.12.2019.
22. The PP shall also submit the approval of fire fighting scheme from the Fire Department to the SEIAA/MoEF&CC before getting occupation of said expansion of building.
23. The PP agrees and submitted undertaking that any mercury based instrument shall not be used in the hospital
24. The PP shall outsource the biodegradable waste for OWC process to the authorized vendor as per the undertaking submitted.
25. The PP shall remove the 1,12,500 kg of C&D waste lying in the premises before the appraisal of the project by SEIAA.
26. 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.

27. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
28. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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

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

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

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

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

ix) All construction and demolition debris shall be stored at the site (and not dumped on the roads

or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

x) The diesel generator sets to be used during construction phase shall be ultra 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 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.

194.03 Environment Clearance for expansion & Modernization of Group Housing Project "Park View" at Village Wazirpur, Sector-92, District Gurugram by Spring Water Properties Pvt. Ltd, Inderjit Kaur in collaboration with Bestech Pvt. Ltd.

Project Proponent :Mr. Rajesh Ravi
Consultant :Vardan EnviroNet Pvt. Ltd.

The project was submitted to the SEIAA, Haryana on 24.12.2019. The project proponent submitted the case to the SEIAA 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 Environment Clearance for expansion & Modernization of Group Housing Project "Park View" at Village Wazirpur, Sector-92, District Gurugram by Spring Water Properties Pvt. Ltd, Inderjit Kaur in collaboration with Bestech Pvt. Ltd.

The Project was granted earlier EC vide letter dated 12.12.2013 for plot area of 12.787 acres and Built-up area 1,27,036.846 sqm. Now, the project is submitted for modification and expansion of the existing project. The PP submitted the documents and thereafter, the case was taken up in 194th meeting of SEAC held on 15.01.2020.

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: Group Housing Project "Park View" (Expansion & Modernization) at Village-Wazirpur, Sector-92, Gurugram, Haryana by Smt. Inderjit Kaur W/o Sh. Amolak Singh and others, Spring Water Properties Pvt. Ltd. in Collaboration with Bestech India Pvt. Ltd.				
Sr. No.	**Particulars**	**Existing**	**Expansion**	**Total Area (in M^2)**
1.	Latitude	28^o 24' 30'' N	-	28^o 24' 30'' N
2.	Longitude	76^o 55' 37'' E	-	76^o 55' 37'' E
3.	Plot Area	51,749.171 sq. m (12.787 acres)	-	51,749.171 sq. m (12.787 acres)
4.	Net Plot Area	47,168.06 (11.655 acres)	-	47,168.06 (11.655 acres)
5.	Proposed Ground Coverage	6,667.313	+656.697	7,324.010 sq.m
6.	Proposed FAR	82,541.498 sqm	+ 2,644.559 sq.m	83,818.275 sq.m
7.	Non FAR Area	44,495.348 Sq.m	+ 8,382.063 Sq.m	52,877.411 sq.m
8.	Total Built Up area	1,27,036.846 Sq.m	+ 9,658.84 Sq.m	1,36,695.686 sq.m
9.	Total Green Area with Percentage	18,882.00 sqm (40.03% of net plot area)	-	18,882.00 sqm (40.03% of net plot area)
10.	Rain Water Harvesting Pits	13 Nos.	1	13
11.	STP Capacity	550 KLD	+6 KLD	556 KLD
12.	Total Parking	1193 ECS	+285 ECS	1478 ECS
13.	Organic Waste Converter	1	-	1
14.	Maximum Height of the Building (till terrace)	59.9 m	-	59.9 m
15.	Power Requirement	4629 KW	-6.85 KW	4622.15 KW
16.	Power Backup	3 nos. DG set of total capacity 4,000 kVA (2 x 1,500 kVA + 1 x 1,000 kVA) 2 Nos. DG set of total capacity 2,260 kVA (1 x 1,250 kVA + 1 x 1,010 kVA) [Out of total capacity of 4,000 KVA, 1740 kVA is yet to be achieved]	Out of the 1740 kVA, 100 Kva is proposed for independent floor	DG set of total capacity 4,000 kVA
17.	Total Water Requirement	640 KLD	-1 for DU and +3 for Community Hall	642 KLD

18.	Waste Water Generated	458 KLD	+ 5 KLD	463 KLD
19.	Solid Waste Generated	1,723 kg/day	+34 kg/day	1,757 kg/day
20.	Biodegradable Waste	1034 kg/day	+20 kg/day	1054 kg/day
21.	Number of Towers	8 Towers (2B+G/S+19) + 1 EWS	-	8 Towers (2B+G/S+19) +1 EWS
22.	Dwelling Units/ EWS	DU: 628 Achieved 607 EWS: 111	remaining DU: 21 Nos. Out of which 17 units will be achieved by partition of existing DU i.e. 607 and remaining 4 units will be achieved in Independent floor	628 111
23.	Basement	2	-	2
24.	Community Center	1 (G)	-	1 (G)
25.	R+U Value of Material used (Glass)	U value: 1.02 Btu/hr ft^2 F	-	U value: 1.02 Btu/hr ft^2 F
26.	Total Cost of the project	140.0 Cr.	+ 7.5 Cr.	147.5 Cr.
27.	CER		+7.5 lacs	
28.	Incremental Load in respect of: i) PM 2.5			0.0143 µg/m^3
	ii) PM 10			0.0309 µg/m^3
	iii) SO_2			0.7878 µg/m^3
	iv) NO_2			2.5347 µg/m^3

The discussion was held on number of basements, Green Area Plan, Power Backup, Contour Plan, details of EC and license, High values of PM10 & PM2.5, Wildlife Conservation Management Plan and Status of construction and certain observations were raised which was replied by the PP vide letter dated 15.01.2020. The PP submitted copy of renewal of license no. 43 of 2011 for additional land of 2.75acres valid upto 12.05.2019. The PP also submitted the reply along with affidavit that no work on the project site for expansion has been undertaken and the land is barren on which expansion has to be carried out. The PP submitted the undertaking that Rs.5 lakhs out of CER will be spent on development of existing pond at village Wazirpur to the project site under technical guidance of Haryana Ponds & Waste Water Management Authority. The Project lies within 10 kms from Sultanpur National Park for which the PP submitted the Conservation Management Plan of Rs.10 lakhs will 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 PP submitted the compliance report of RO, MoEF&CC, GoI dated 10.01.2020 along with ATR dated 13.01.2020 submitted to the RO, MoEF&CC, Chandigarh. The PP also submitted the CA Certificate mentioning that Rs.225 lakhs spent on for Environment Management Plan along with Rs.42.5 lakhs recurring costs.

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 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 comply with the non-complied conditions mentioned in the RO report regarding RWH, EMP, Water supply and CER etc.
5) 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.
6) The PP shall restore, reclaim and maintain the pond at village Wazirpur to the project site with technical support from the Haryana Pond and Waste Water Management Authority.
7) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9) 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 18,882.00 sqm (40.03% of net plot area) 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) 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 shall use CER amount as per the schedule and undertaking submitted.
14) The PP shall maintain the separate account for EMP as per the earlier conditions laid down in EC letter dated 12.12.2013.
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) 13 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 13 RWH 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 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

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

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

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

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

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

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

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

II Water Quality Monitoring and Preservation

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

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

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

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

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

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

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

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

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

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

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

xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one

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

xiii. All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

III Noise Monitoring and Prevention

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

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

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

IV Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

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

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

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

vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20%

of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

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

V Waste Management

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

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

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

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

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

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

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

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

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

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

VI Green Cover

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

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

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

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

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

194.04 Environment Clearance for expansion & Modernization of Group Housing Project at Village Naurangpur, Sector-79, District Gurugram, Haryana by Sh. Jagdish Khattar and Sh. Rajiv Khattar in collaboration with M/s Bestech India Pvt. Ltd.

Project Proponent : Mr. Rajesh Ravi
Consultant : Vardan EnviroNet Pvt. Ltd.

The project was submitted to the SEIAA, Haryana on 24.12.2019. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The Project was granted earlier EC vide letter dated 12.12.2013 for plot area of 40873.185 sqms acres and Built-up area 93503.70 sqm. Now, the project is submitted for modification and expansion of the existing project. The PP submitted the documents and thereafter, the case was taken up in 194th meeting of SEAC held on 15.01.2020. The Proposed project is for Environment Clearance for expansion & Modernization of Group Housing Project at Village Naurangpur, Sector-79, District Gurugram, Haryana by M/s Bestech India Pvt. Ltd.

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: Group Housing Project (Expansion & Modernization) at Village-Naurangpur, Sector-79, Gurugram, Haryana by Sh. Jagdish Khattar& others, C/o Bestech India Pvt. Ltd.				
Sr. No.	**Particulars**	**Existing**	**Expansion**	**Total Area (in M^2)**
1.	Latitude	28° 21’ 26’’ N	-	28° 21’ 26’’ N
2.	Longitude	76° 58’ 25’’ E	-	76° 58’ 25’’ E
3.	Plot Area	40,873.185 sq.m (10.10 acres)	-	40,873.185 sq.m (10.10 acres)
4.	Net Plot Area	39,003.54 Sq.m.	-	39,003.54 sq.m
5.	Proposed Ground Coverage	5,229.805 Sq.m	+238.375	5468.180 sq.m
6.	Proposed FAR	68,256.19 Sq.m	+2,317.844 sq.m	70,574.034 sq.m
7.	Non FAR Area	25,247.51 Sq.m	+8,376.747 Sq.m	33,624.257 sq.m
8.	Total Built Up area	93,503.70 Sq.m	+10,694.591 Sq.m	1,04,198.291 sq.m
9.	Total Green Area with Percentage	13,390 sqm (34.33% of net plot area)	-	13,390 sqm (34.33% of net plot area)
10.	Rain Water Harvesting Pits	10	-	10
11.	STP Capacity	430 KLD	+25 KLD	455KLD
12.	Total Parking	989 ECS	-	989 ECS
13.	Organic Waste Converter	1	-	1
14.	Maximum Height of the Building (till terrace)	59.9 M	-0.15	59.75 m
15.	Power Requirement	3,053.40 KW	-	3,053.40 KW
16.	Power Backup	3 No. of DG Sets of total capacity 3,030 kVA (3x1,010 kVA)	-	3 No. of DG Sets of total capacity 3,030 kVA (3x1,010 kVA)
17.	Total Water Requirement	500 KLD	+25 KLD	525 KLD
18.	Fresh Water Requirement	293 KLD	+15 KLD	308 KLD
19.	Treated Water	207 KLD	+10 KLD	217 KLD
20.	Waste Water Generated	355 KLD	+22 KLD	377 KLD
21.	Solid Waste Generated	1,324.2 kg/day	+184 kg/day	1508kg/day
22.	Biodegradable Waste	795 kg/day	+110 kg/day	905 kg/day
23.	Number of Towers	7 Towers (1B+G/S+19) + 1 EWS	-	7 Towers (1B+G/S+19) + 1 EWS
24.	Dwelling Units/ EWS	DU: 521 EWS: 92	-1 -	DU: 520 EWS: 92
25.	Basement	1	-	1
26.	Community Center	1 (G)	-	1 (G)

27.	R+U Value of Material used (Glass)	U value: 1.02 Btu/hr ft^2 F	-	U value: 1.02 Btu/hr ft^2 F
28.	Total Cost of the project	130.0 Cr.	+ 2.5 Cr.	132.5 Cr.
29.	CER		+2.5 lacs	
30.	Incremental Load in respect of: i) PM 2.5			0.0129 µg/m^3
	ii) PM 10			0.0329 µg/m^3
	iii) SO_2			0.7974 µg/m^3
	iv) NO_2			2.9901 µg/m^3

The discussion was held on number of dwelling units, details of STP Sludge, Contour plan, mitigation measures for higher levels of air pollution, distance of project from wildlife sanctuary and status of construction. The PP also submitted the reply along with affidavit that no work on the project site for expansion has been undertaken and the land is barren on which expansion has to be carried out. The PP submitted the Compliance Report of RO, MoEF&GoI, dated 10.01.2020. The ATR of the non complied points of Compliance Report was not submitted to the RO, MoEF&CC, Chandigarh. However PP submitted the ATR to the non complied points to the committee which were discussed by the committee.

1. It is also deliberated that the condition laid down in earlier EC regarding the U-value of the glass less than 3.177Btu/hour ft^2 F and maximum SHGC is 0.25 for vertical fenestration are not justified.
   The PP proposed to amend the condition suitably with proposed U- value of glass is 1.02 Btu/hour ft^2 F and solar heat co-efficient is 0.43 for vertical fenestration.
2. The condition mentioned in the earlier EC letter that no construction activity shall be taken before obtaining the permission.
   The PP proposed to amend the conditions that the storm drainage and sewer connection will be obtained before the operation of the project.

The Committee agreed to the two above referred amendments in the earlier EC letter dated 12.12.2013 and decided to forward the amendments to SEIAA.

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

Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.

5. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
6. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 13,390 sqm (34.33% of net plot area) shall be provided for green area development.
7. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
8. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
9. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
10. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building
11. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
12. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
13. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
14. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
15. 10 Rain Water Harvesting pits shall be provided for rainwater usages as per the CGWB norms.
16. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 10 RWH pits
17. 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.
18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP shall provide the mechanical ladder for use in case of emergency.
20. 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 lowsulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board

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

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

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

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

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

x. The diesel generator sets to be used during construction phase shall be ultra 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

iv) 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.

v) 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.

vi) 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 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.

194.05 Environment Clearance 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.

Project Proponent : Mr. Sunil Verma
Consultant : M/s Grass Root Technologies Pvt. Ltd

The project was submitted to the SEIAA, Haryana on 07.01.2019. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for approval of ToR under Category 8(b) of EIA Notification 14.09.2006.

The Proposed project is for Non-Agro project on Land Measuring 76.8437 Acre (3,10,975.59m2) located at Village Rahaka & Ranika Singhola,Tehsil Sohna, District Gurugram, Haryana by M/s Emporium Industrial Parks (India) Pvt Ltd.

Thereafter, the case was taken up in 194th meeting of SEAC Haryana held on 15.01.2020. 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 (76.84375 acres), at Village Rahaka and Ranika Singhola, Tehsil- Sohna, District- Gurugram, Haryana by Emporium Industrial Parks (India) Private Limited.		
Sr. No.	**Particulars**	**Details**
1.	Latitude	28°15'30.15"N
2.	Longitude	77°09'57.54"E
3.	Total Plot Area	3,10,975.59 m^2
4.	Proposed Ground Coverage	1,43,346.67 m^2
5.	Proposed FAR	1,42,588.39 m^2
6.	Non FAR Area	35,728.56 m^2
7.	Total Built Up area	1,78,316.95 m^2
8.	Total Green Area with Percentage	46,690.33 m^2(15.01%)
9.	Rain Water Harvesting Pits	77 pits
10.	STP Capacity	160 KL
11.	Total Parking	46,712.33 m^2
12.	Organic Waste Converter	1

13.	Maximum Height of the Building (m)		18.5 m
14.	Power Requirement		5.0 MW: DHBVN
15.	Power Backup		6 DG sets (2X250 + 3X1,250 + 1X750 kVA)
16.	Total Water Requirement		290 KLD
17.	Domestic Water Requirement		150 KLD
18.	Fresh Water Requirement		98 KLD
19.	Treated Water		117 KLD
20.	Waste Water Generated		130 KLD
21.	Solid Waste Generated		1,517 kg/day
22.	Biodegradable Waste		455 kg/day
23.	Total Cost of the project:	i) Land Cost	318.42 Crore
		ii) Construction Cost	
24.	CER		4.78 Crores

The discussion was held on threshold limit of chemicals to be stored, water calculations, CLU, CER, Traffic Study, ECBC, Aravali. The PP informed to the committee that the data for the EIA study has been collected from October 2019 to December 2019 and which was deliberated and considered by the Committee that the data to be used for EIA report. After detailed deliberations on Form, I & IA, Diesel storage, Wildlife conservation plan, Green Plan, Water Assurance, Power Assurance, RWH, Solid Waste Management Plan and the PP submitted the revised updated Form I& IA which were placed before the committee and it was decided by the committee to recommend the case to SEIAA for approval of ToR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference:

Standard ToR

[1] Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.

[2] Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.

[3] Examine baseline environmental quality along with projected incremental load due to the project.

[4] Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.

[5] Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.

[6] Submit the details of the trees to be felled for the project.

[7] Submit the present land use and permission required for any conversion such as forest, agriculture etc.

[8] Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.

[9] Ground water classification as per the Central Ground Water Authority.

[10] Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.

[11] Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.

[12] Examine soil characteristics and depth of ground water table for rainwater harvesting.

[13] Examine details of solid waste generation treatment and its disposal.

[14] Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption, energy conservation and energy efficiency.

[15] DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.

[16] Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.

[17] A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.

[18] Examine the details of transport of materials for construction which should include source and availability.

[19] Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.

[20] Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.

[21] Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

[22] The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

[23] Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website “http://moef.nic.in/Manual/Townships”.

Additional ToR:

i. The PP shall submit Environment Impact Assessment of vehicles during peak hours in and around the project area.
ii. The PP shall submit the CLU from the Competent Authority
iii. The PP shall submit the traffic circulation and parking management plan
iv. The PP shall submit the ECBC Compliance Report along with percentage of energy savings.
v. The PP shall submit the revised water assurance from the Competent Authority
vi. The PP shall submit the details of amount, threshold level along with MSDS sheet of chemicals to be stored in the project.
vii. The PP shall submit the Arravali NOC issued by the Deputy Commissioner, Gurugram
viii. The PP shall submit the approved Wildlife conservation plan from Chief Wildlife Warden after getting the study conducted
ix. The PP shall submit the quantity and location of Diesel storage and approval of Competent Authority for storage of diesel above the threshold level.
x. The PP shall submit the updated Form I & IA
xi. The PP shall submit the Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.
xii. The PP shall submit the Environment Impact Assessment of Rain water harvesting on the water level in the region, along with total availability of underground water.
xiii. The project proponent should submit Air Quality Modeling isopleths of DG Sets with Air mode Software version details along with pollution remedial measures.
xiv. The PP shall submit the details of existing trees in the project area.
xv. 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.

xvi. The PP should give detailed back up data of Ambient Air Quality, monitoring, height of stack, details of DG stack etc along with air quality modeling with dispersion of distance
xvii. The PP shall submit hydrological study for the project area.
xviii. The PP shall submit the details of STP along with its location, area covered, design and structure.
xix. The PP shall submit the land ownership details
xx. The PP shall submit the details of interlinked projects
xxi. The PP shall submit the details of the existing Panchayat or revenue roads passing through the project
xxii. The PP shall submit energy saving details of the project and detailed ECBC compliance with percentage energy savings.
xxiii. The PP shall submit CER provisions and compliance thereof O.M No 22-65/2017-IA. II (M) dated 01.05.2018.
xxiv. The PP should enclose all analysis reports of Air, Water, Soil, Noise etc. from MoEF& CC/ NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project
xxv. The PP should submit approved zoning plan, elevation plan, floor plan, sector plan along with EIA/EMP report.

194.06 Environment Clearance for Expansion of Affordable Group Housing Colony at Village Sohna & Khaika, Sector-4, District Gurugram, Haryanaby M/s GLS Infraprojects Pvt. Ltd.

Project Proponent : Mr. Ashish Drall
Consultant : Vardan EnviroNet Pvt. Ltd.

The project was submitted to the SEIAA, Haryana on 24.12.2019. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEACfor obtaining Environmental Clearanceunder Category 8(a)of EIA Notification 14.09.2006.

The Proposed project is for Environment Clearance for Expansion of Affordable Group Housing Colony at Village Sohna & Khaika, Sector-4, District Gurugram, Haryana by M/s GLS Infra projects Pvt. Ltd.

Thereafter, the case was taken up in 194th meeting of SEAC held on 15.01.2020 but the PP requested in writing vide letter dated 15.01.2020 for the deferment of the case which was considered and acceded by the SEAC.

194.07 Environment Clearance for affordable plotted colony project (10.5310 acres) located at village Hariyahera, Sector 36, Sohna, Gurugram, Haryana by M/s Signature Global Homes Pvt. Ltd

Project Proponent : Mr. Vineet Kumar
Consultant : M/s Grass Root Technologies Pvt. Ltd

The project was submitted to the SEIAA, Haryana on 08.01.2019. The project proponent submitted the case to the SEIAA 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 Environment Clearance for Expansion of Affordable Group Housing Colony at Village Sohna and Khaika, Sector-4, District Gurugram, Haryana by M/s GLS Infra projects Pvt. Ltd.

Thereafter, the case was taken up in 194th meeting of SEAC held on 15.01.2020.

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: Affordable Plotted Colony project (10.5310 acres) located at Village Hariyahera, Sector-36, Sohna, Gurugram, Haryana by M/s Signature Global Homes Pvt. Ltd.				
Sr. No.	**Particulars**			**Details**
1.	Latitude			28°17’50.16”N
2.	Longitude			77°03’42.29”E
3.	a) Total Plot Area b) Area Under Sector Road and Master Plan Green c) Area Falling Under Sector Road d) Net Plot Area			42,617.377 m^2 7,099.740 m^2 2,883.34 m^2 35,517.637m^2
4.	Proposed FAR			43,592.44 m^2
5.	Non FAR Area			17,557.566 m^2
6.	Total Built Up area			61,150 m^2
7.	Total Green Area with Percentage			8,772 m^2 (24.7%)
8.	Rain Water Harvesting Pits			10 pits
9.	STP Capacity			290 KL
10.	Total Parking			For plotted development the parking shall be within the plots by the individual plot owners.
11.	Organic Waste Converter			1
12.	Maximum Height of the Building (m)			14.95 m
13.	Power Requirement			3,000 kVA: DHBVN
14.	Power Backup			2 DG sets (2X250 kVA)
15.	Total Water Requirement			311 KLD
16.	Domestic Water Requirement			276 KLD
17.	Fresh Water Requirement			205 KLD
18.	Treated Water			211 KLD
19.	Waste Water Generated			235 KLD
20.	Solid Waste Generated			1,662 kg/day
21.	Biodegradable Waste			997.2 kg/day
22.	Number of Towers			152 plots
23.	Dwelling Units/ EWS			608 DUs
24.	Community Center			1
25.	Stories			G+4
26.	R+U Value of Material used (Glass)			3.11w/m2-oC.
27.	Total Cost of the project:	i) Land Cost		60 Crore
		ii) Construction Cost		
28.	CER			1.2 Crores
29.	Incremental Load in respect of:	i)	PM 2.5	0.034 µg/m^3
		ii)	PM 10	0.034 µg/m^3
		iii)	SO_2	0.114µg/m^3
		iv)	NO_2	0.97µg/m^3
		v)	CO	0.355µg/m^3

The PP informed the committee that the layout plan is yet not approved for the project and PP submitted the case on the concept basis. The Committee agrees to appraise the case on conceptual basis. The discussion was held on water assurance, Sewer Permission, CER, Distance from wildlife sanctuary, ECBC Compliance, service drawings, revised water calculation and certain observations were raised which were replied by the PP vide letter dated 15.01.2020 along with affidavit that they will not offer the occupation till

the water supply and sewer connection obtained. The PP submitted the undertaking that half of the fund will be deposited in CM Relief Fund and Rs.30 lakhs out of CER will be spent on development of existing pond at village Hariyahera to the project site under technical guidance of Haryana Ponds & Waste Water Management Authority and Rs.30 lakhs will be contribution towards the incubation center and startups working in the field of environment sustainability and renewable energy as per MoEF&CC notification dated 11.10.2019.

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 latest 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 Hariyahera 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 $8{,}772\ \mathrm{m}^2$ (24.7% of plot area) shall be provided for green area development.
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 deposit the half of CER fund in the C. M. Fund and rest shall be used as per the schedule and undertaking submitted by the PP.

12) The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
13) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
14) The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
15) 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.
16) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17) 10 Rain Water Harvesting pits shall be provided for rainwater usages as per the CGWB norms.
18) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 10 RWH pits
19) 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.
20) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21) The PP shall provide the mechanical ladder for use in case of emergency.
22) 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-Rulesprescribed 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

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

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

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

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

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

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

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

II Water Quality Monitoring and Preservation

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

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

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

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

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

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

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

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

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

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

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

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

xiii. All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

III Noise Monitoring and Prevention

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

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

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

IV Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

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

iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the

building should be integral part of the project design and should be in place before project commissioning.

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

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

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

V Waste Management

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

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

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

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

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

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

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

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

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

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

VI Green Cover

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

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

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

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

reapplied during plantation of the proposed vegetation on site.

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.

194.08 Environment Clearance for affordable plotted colony project (15 acres) located at village Hariyahera, Sector 36, Sohna, Gurugram, Haryana by M/s Signature Global Homes Pvt. Ltd

Project Proponent :Mr. Vineet Kumar
Consultant :M/s Grass Root Technologies Pvt. Ltd

The project was submitted to the SEIAA, Haryana on 08.01.2019. The project proponent submitted the case to the SEIAA 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 Environment Clearance for affordable plotted colony project (15 acres) located at village Hariyahera, Sector 36, Sohna, Gurugram, Haryana by M/s Signature Global Homes Pvt. Ltd

Thereafter, the case was taken up in 194th meeting of SEAC held on 15.01.2020.

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: Affordable Plotted Colony project (15 acres) located at Village-Hariyahera, Sector-36, Sohna, Gurugram, Haryana by M/s Signature Global Homes Pvt. Ltd.		
Sr. No.	**Particulars**	**Details**
1.	Latitude	28°17'51.48"N
2.	Longitude	77° 3'45.01"E
3.	a) Total Plot Area b) Area Under Sector Road and Master Plan Green c) Area Falling Under Sector Road d) Net Plot Area	60,702.25 m^2 2,838.02 m^2 2,838.02 m^2 57,864.73 m^2
4.	Proposed FAR	79,196.78 m^2
5.	Non FAR Area	31,579.22 m^2
6.	Total Built Up area	1,10,776 m^2
7.	Total Green Area with Percentage	14,312.95 m^2 (24.74%)
8.	Rain Water Harvesting Pits	15 pits
9.	STP Capacity	500 KL
10.	Organic Waste Converter	1
11.	Maximum Height of the Building (m)	14.95 m
12.	Power Requirement	4500 kVA: DHBVN
13.	Power Backup	3 DG sets (3X380 kVA)
14.	Total Water Requirement	541 KLD
15.	Domestic Water Requirement	492 KLD
16.	Fresh Water Requirement	365 KLD
17.	Treated Water	377 KLD
18.	Waste Water Generated	419 KLD
19.	Solid Waste Generated	2,948 kg/day
20.	Biodegradable Waste	1,768.8 kg/day
21.	Number of Towers	272 plots
22.	Dwelling Units/ EWS	1,088 DUs
23.	Community Center	1
24.	Stories	G+4
25.	R+U Value of Material used (Glass)	3.11w/m2-oC
26.	Total Cost of the project: i) Land Cost	

		ii) Construction Cost	75 Crore
27.	CER		1.5 Crores
28.	Incremental Load in respect of:	i) PM 2.5	0.64 µg/m^3
		ii) PM 10	0.64 µg/m^3
		iii) SO_2	0.193µg/m^3
		iv) NO_2	1.66µg/m^3
		v) CO	0.619 µg/m^3

The PP informed the committee that the layout plan is yet not approved for the project and PP submitted the case on the concept basis. The Committee agrees to appraise the case on conceptual basis. The discussion as held on Water Assurance, Sewer Permission, Wildlife Sanctuary, Green Plan, CER and certain observations were raised which was replied vide letter dated 15.01.2020 along with undertaking that they will not offer the occupation till the water supply and sewer connection done. The PP submitted the undertaking that half of the CER amount will be deposited in CM Relief Fund and Rs.37.5 lakhs out of CER will be spent on development of existing pond at village Hariyahera and Alipur to the project site under technical guidance of Haryana Ponds & Waste Water Management Authority and Rs.37.5 lakhs will be contributed towards the incubation center and startups working in the field of environment sustainability and renewable energy as per MoEF&CC notification dated 11.10.2019.

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 latest Technology with tertiary treatment i.e. Ultra Filtration to achieve NGT standards as provided**.** 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 Hariyahera and Alipur 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 $14{,}312.95\ m^2$ (24.74%) of plot area) shall be provided for green area development.
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 deposit the half of CER fund in the C. M. Fund and rest shall be used as per the schedule and undertaking submitted by the PP.
12) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of building.
13) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
14) The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
15) 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.
16) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17) 15 Rain Water Harvesting pits shall be provided for rainwater usages as per the CGWB norms.
18) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 15 RWH pits
19) 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.
20) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21) The PP shall provide the mechanical ladder for use in case of emergency.
22) 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 lowsulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board

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

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

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

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

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

x. The diesel generator sets to be used during construction phase shall be ultra 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.

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   b) Traffic calming measures.
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   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.

194.09 Environment Clearance of Proposed Mandlai 1 Block/PKL B 21 River Bed Minerals (Boulder, Graveland Sand Stone) Mining Project 559543.808MT (ROM)), Area 13.20 ha, Near Village Mandlai, Tehsil- Raipur Rani, Panchkula, Haryana by M/s Shree Balaji Mines &Minerals.

Project Proponent : Mr. Sanjeev Chaudhry
Consultant : Overseas Min Tech

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for approval of ToR under Category B1, 1(a) of EIA Notification 14.09.2006.

The Proposed project is for Environment Clearance of Proposed Mandlai 1 Block/PKL B 21 River Bed Minerals (Boulder, Gravel and Sand Stone) Mining Project 559543.808 MT (ROM)), Area13.20 ha, Near Village Mandlai, Tehsil Raipur Rani, Panchkula, Haryana by M/s Shree Balaji Mines & Minerals. The Mines & Geology Department, Haryana has granted lease for an area of 13.20 ha. vide letter of intent dated 13.03.2019. The mining will be carried out by open caste semi-mechanized method of mining. The bench height will be maintained at 3 mtrs and width will be 10 mtrs. The mining plan including progressive mine closure plan were approved by Director Mines & Geology Department vide letter dated 26.11.2019. The validity in the mining scheme for mining plan is for 10 years. The project proponent uploaded the online application vide proposal number SEIAA/HR/MIN/47956/2019 on dated 30.12.2019. The details of the projects as submitted by the PP are as under:

Name of the Project: Proposed River Bed Minerals (Boulder, Gravel And Sand) Mining Project of "Mandlai-1 Block/Pkl b 21" having Total Area-13.20 ha in Village-Mandlai,Tehsil-Raipur Rani, District Panchkula, State-Haryana of M/s Shree Balaji Minerals, Production Capacity 559543.808 mta (ROM)		
Sr. No.	**Particulars**	
1.	Mine Lease Area	13.20 ha
2.	Total Green Area with Percentage	4.53 ha (33%)
3.	Production Capacity	559543.808 MT (ROM)
4.	Fuel Requirement	1122 LPD

5.	Total Manpower	61
6.	Total Water Requirement	9.12 KLD
7.	Domestic Water Requirement	2.925 KLD

After detailed deliberations on Mining Plan, Haul Road, Dust Suppression Program, Green Plan, Water Requirement, semi-mechanized excavation, transportation, it was decided by the committee to recommend the case to SEIAA for approval of ToR and the project proponent will prepare the EIA by using Model Terms of Reference along with public consultation as per MoEF&CC with the following additional Terms of Reference:

Standard TOR:

1. Year-wise production details since 1993-94 should be given, clearly stating the highest production achieved in any one year prior to 1993-94. It may also be categorically informed whether there had been any increase in production after the EIA Notification 1994 came into force, w.r.t. the highest production achieved prior to 1993-1994. The production details need to submit since inception of mine duly authenticated by Department of Mines & Geology, State Government.
2. The PP should submit notarized agreement with Haryana Government (Director General Mines and Geology Department).
3. The Committee decided that the mining be carried out for first year as per approved mining plan for getting the replenishment study due using satellite imaginary for grain size distribution in river, the pre and post morphological study for full year including sections of satellite images of mining site(Pre-monsoon and Post-monsoon) finally pre and post monsoon combined sections to scientifically know the actual replenishment for the full grain and the same needs to be given to the mine lease holder .
4. All corner coordinates of the mine lease area, superimposed on a High Resolution Imagery/topo-sheet, topographic sheet, geomorphology and geology of the area should be provided. Such an Imagery of the proposed area should clearly show the land use and other ecological features of the study area (core and buffer zone).
5. Information should be provided in Survey of India Topo-sheet in 1:50,000 scale indicating geological map of the area, geomorphology of land forms of the area, existing minerals and mining history of the area, important water bodies, streams and rivers and soil characteristics.
6. Details about the land proposed for mining activities should be given with information as to whether mining conforms to the land use policy of the State; land diversion for mining should have approval from State land use board or the concerned authority.
7. It should be clearly stated whether the proponent Company has a well laid down Environment Policy approved by its Board of Directors? If so, it may be spelt out in the EIA Report with description of the prescribed operating process/procedures to bring into focus any infringement/deviation/violation of the environmental or forest norms/ conditions? The hierarchical system or administrative order of the Company to deal with the environmental issues and for ensuring compliance with the EC conditions may also be given. The system of reporting of non-compliances/ violations of environmental norms to the Board of Directors of the Company and/or shareholders or stakeholders at large, may also be detailed in the proposed safeguard measures in each case should also be provided.
8. Issues relating to Mine Safety, including subsidence study in case of underground mining and slope study in case of open cast mining, blasting study etc. should be detailed. The proposed safeguard measures in each case should also be provided.
9. The study area will comprise of 10 km zone around the mine lease from lease periphery and the data contained in the EIA such as waste generation etc. should be for the life of the mine / lease period.
10. Land use of the study area delineating forest area, agricultural land, grazing land, wildlife sanctuary, national park, migratory routes of fauna, water bodies, human settlements and other ecological features should be indicated. Land use plan of the mine lease area should be prepared to encompass preoperational, operational and post operational phases and submitted. Impact, if any, of change of land use should be given.
11. Details of the land for any Over Burden Dumps outside the mine lease, such as extent of land area,

distance from mine lease, its land use, R&R issues, if any, should be given. A Certificate from the Competent Authority in the State Forest Department should be provided, confirming the involvement of forest land, if any, in the project area. In the event of any contrary claim by the Project Proponent regarding the status of forests, the site may be inspected by the State Forest Department along with the Regional Office of the Ministry to ascertain the status of forests, based on which, the Certificate in this regard as mentioned above be issued. In all such cases, it would be desirable for representative of the State Forest Department to assist the Expert Appraisal Committees.

12. Status of forestry clearance for the broken up area and virgin forestland involved in the Project including deposition of net present value (NPV) and compensatory afforestation (CA) should be indicated. A copy of the forestry clearance should also be furnished.
13. Implementation status of recognition of forest rights under the Scheduled Tribes and other Traditional Forest Dwellers (Recognition of Forest Rights) Act, 2006 should be indicated.
14. The vegetation in the RF / PF areas in the study area, with necessary details, should be given.
15. A study shall be got done to ascertain the impact of the Mining Project on wildlife of the study area and details furnished. Impact of the project on the wildlife in the surrounding and any other protected area and accordingly, detailed mitigative measures required, should be worked out with cost implications and submitted.
16. Location of National Parks, Sanctuaries, Biosphere Reserves, Wildlife Corridors, Ramsar site Tiger/Elephant Reserves/(existing as well as proposed), if any, within 10 km of the mine lease should be clearly indicated, supported by a location map duly authenticated by Chief Wildlife Warden. Necessary clearance, as may be applicable to such projects due to proximity of the ecologically sensitive areas as mentioned above, should be obtained from the Standing Committee of National Board of Wildlife and copy furnished.
17. A detailed biological study of the study area [core zone and buffer zone (10 km radius of the periphery of the mine lease)] shall be carried out. Details of flora and fauna, endangered, endemic and RET Species duly authenticated, separately for core and buffer zone should be furnished based on such primary field survey, clearly indicating the Schedule of the fauna present. In case of any scheduled-! fauna found in the study area, the necessary plan along with budgetary provisions for their conservation should be prepared in consultation with State Forest and Wildlife Department and details furnished. Necessary allocation of funds for implementing the same should be made as part of the project cost.
18. Proximity to Areas declared as 'Critically Polluted' or the Project areas likely to come under the 'Aravali Range', (attracting court restrictions for mining operations), should also be indicated and where so required, clearance certifications from the prescribed Authorities, such as the SPCB or State Mining Dept. Should be secured and furnished to the effect that the proposed mining activities could be considered.
19. R&R Plan/compensation details for the Project Affected People (PAP) should be furnished. While preparing the R&R Plan, the relevant State/National Rehabilitation & Resettlement Policy should be kept in view. In respect of SCs /STs and other weaker sections of the society in the study area, a need based sample survey, family-wise, should be undertaken to assess their requirements, and action programmes prepared and submitted accordingly, integrating the sectoral programmes of line departments of the State Government. It may be clearly brought out whether the village(s) located in the mine lease area will be shifted or not. The issues relating to shifting of village(s) including their R&R and socio-economic aspects should be discussed in the Report.
20. One season (non-monsoon) [i.e. March-May (Summer Season); October - December (post monsoon season); December - February (winter season)] primary baseline data on ambient air quality as per CPCB Notification of 2009, water quality, noise level, soil and flora and fauna shall be collected and the AAQ and other data so compiled presented date-wise in the EIA and EMP Report. Site-specific meteorological data should also be collected. The location of the monitoring stations should be such as to represent whole of the study area and justified keeping in view the pre-dominant downwind direction and location of sensitive receptors. There should be at least one monitoring station within 500 m of the mine lease in the pre-dominant downwind direction. The mineralogical composition of PM2.5, PM10 particularly for free silica, should be given.
21. Air quality modeling should be carried out for prediction of impact of the project on the air quality of the area. It should also take into account the impact of movement of vehicles for transportation of mineral. The details of the model used and input parameters used for modeling should be provided. The air quality contours may be shown on a location map clearly indicating the location of the site, location of sensitive receptors, if any, and the habitation. The wind roses showing pre-

dominant wind direction may also be indicated on the map.

22. The water requirement for the Project, its availability and source should be furnished. A detailed water balance should also be provided. Fresh water requirement for the Project should be indicated.
23. Necessary clearance from the Competent Authority for drawl of requisite quantity of water for the Project should be provided.
24. Description of water conservation measures proposed to be adopted in the Project should be given. Details of rainwater harvesting proposed in the Project, if any, should be provided.
25. Impact of the Project on the water quality, both surface and groundwater, should be assessed and necessary safeguard measures, if any required, should be provided.
26. Based on actual monitored data, it may clearly be shown whether working will intersect groundwater. Necessary data and documentation in this regard may be provided. In case the working will intersect groundwater table, a detailed Hydro Geological Study should be undertaken and Report furnished. The Report inter-alia, shall include details of the aquifers present and impact of mining activities on these aquifers. Necessary permission from Central Ground Water Authority for working below ground water and for pumping of ground water should also be obtained and copy furnished.
27. Details of any stream, seasonal or otherwise, passing through the lease area and modification / diversion proposed, if any, and the impact of the same on the hydrology should be.
28. Information on site elevation, working depth, groundwater table etc. Should be provided both in AMSL and BGL. A schematic diagram may also be provided for the same.
29. A time bound Progressive Greenbelt Development Plan shall be prepared in a tabular form (indicating the linear and quantitative coverage, plant species and time frame) and submitted, keeping in mind, the same will have to be executed up front on commencement of the Project. Phase-wise plan of plantation and compensatory afforestation should be charted clearly indicating the area to be covered under plantation and the species to be planted. The details of plantation already done should be given. The plant species selected for green belt should have greater ecological value and should be of good utility value to the local population with emphasis on local and native species and the species which are tolerant to pollution.
30. Impact on local transport infrastructure due to the Project should be indicated. Projected increase in truck traffic as a result of the Project in the Present road network (including those outside the Project area) should be worked out, indicating whether it is capable of handling the incremental load. Arrangement for improving the infrastructure, if contemplated (including action to be taken by other agencies such as State Government) should be covered. Project Proponent shall conduct impact of Transportation study as per Indian Road Congress Guidelines.
31. Details of the onsite shelter and facilities to be provided to the mine workers should be included in the EIA Report.
32. Conceptual post mining land use and Reclamation and Restoration of mined out areas (with plans and with adequate number of sections) should be given in the EIA report.
33. Occupational Health impacts of the Project should be anticipated and the proposed preventive measures spelt out in detail. Details of pre-placement medical examination and periodical medical examination schedules should be incorporated in the EMP. The project specific occupational health mitigation measures with required facilities proposed in the mining area may be detailed.
34. Public health implications of the Project and related activities for the population in the impact zone should be systematically evaluated and the proposed remedial measures should be detailed along with budgetary allocations.
35. Measures of socio economic significance and influence to the local community proposed to be provided by the Project Proponent should be indicated. As far as possible, quantitative dimensions may be given with time frames for implementation.
36. Detailed environmental management plan (EMP) to mitigate the environmental impacts which, should inter-alia include the impacts of change of land use, loss of agricultural and grazing land, if any, occupational health impacts besides other impacts specific to the proposed Project.
37. Public Hearing points raised and commitment of the Project Proponent on the same along with time bound Action Plan with budgetary provisions to implement the same should be provided and also incorporated in the final ELA/EMP Report of the Project.
38. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
39. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

40. A Disaster Management Plan shall be prepared and included in the EIA/EMP Report.
41. Benefits of the Project if the Project is implemented should be spelt out. The benefits of the Project shall clearly indicate environmental, social, economic, employment potential, etc.
42. The activities and budget earmarked for Corporate Environmental Responsibility (CER) shall be as per Ministry's O.M No 22-65/2017-1A. Il (M) dated 01.05.2018 and the action plan on the activities proposed under CER shall be submitted at the time of appraisal of the project included in the EIA/EMP Report.
43. The Action Plan on the compliance of the recommendations of the CAG as per Ministry's Circular No. J-11013/71/2016-1A.1 (M), dated 25.10.2017 needs to be submitted at the time of appraisal of the project and included in the EIA/EMP Report.
44. Compliance of the Ministry's Office Memorandum No. F: 3-50/2017-IA.III (Pt.), dated 30.05.2018 on the judgment of Hon'ble Supreme Court, dated the 2™ August, 2017 in Writ Petition (Civil) No. 114 of 2014 in the matter of Common Cause versus Union of India needs to be submitted and included in the EIA/EMP Report.
45. Besides the above, the below mentioned general points are also to be followed: -
    a) All documents to be properly referenced with index and continuous page numbering.
    b) Where data are presented in the Report especially in Tables, the period in which the data were collected and the sources should be indicated.
    c) Project Proponent shall enclose all the analysis/testing reports of water, air, soil, noise etc. using the MoEF&CC/NABL accredited laboratories. All the Original analysis/testing reports should be available during appraisal of the Project.
    d) Where the documents provided are in a language other than English, an English translation should be provided.
    e) The Questionnaire for environmental appraisal of mining projects as devised earlier by the Ministry shall also be filled and submitted.
    f) While preparing the EIA report, the instructions for the Proponents and instructions for the Consultants issued by MoEF&CC vide O.M. No. J-11013/41/2006-IA. li (I) dated 4‘ August, 2009, which are available on the website of this Ministry, should be followed.
    g) Changes, if any made in the basic scope and project parameters (as submitted in Form- I and the PFR for securing the TOR) should be brought to the attention of MoEF&CC with reasons for such changes and permission should be sought, as the TOR may also have to be altered. Post Public Hearing changes in structure and content of the draft EIA/EMP (other than modifications arising out of the P.H. process) will entail conducting the PH again with the revised documentation.
    h) As per the circular no. J-11011/618/2010-IA. I! (I) dated 30.5.2012, certified report of the status of compliance of the conditions stipulated in the environment clearance for the existing operations of the project, should be obtained from the Regional Office of Ministry of Environment, Forest and Climate Change, as may be applicable.
    i) The EIA report should also include (i) surface plan of the area indicating contours of main topographic features, drainage and mining area, (ii) geological maps and sections and (iii) Sections of the mine pit and external dumps, if any, clearly showing the land features of the adjoining area.

Additional ToR

1) The PP shall construct the pucca link roads connected to the main road at the mining site before the start of mining.
2) The PP shall submit the approved Conservation Plan from the Competent Authority before the start of the project.
3) The PP shall provide only one exit and entry to the Mining Project area and all the mining shall be dispatched through E-billing.
4) The PP shall maintained an un-mined block of 50 meters width after every block of 1000 meters over which mining is undertaken or at such distance as may be directed by the Director or any officer authorized by him.
5) The PP shall submit plan that no mining will be permitted in an area up to width of 500 meters from the active edges of embankments in case of River Yamuna, 250metrs in case of Tangri, Markanda and Ghaggar and 100 meters on either side of all other rivers/rivulets.
6) The PP shall maintain the garland drains in the project area and catchment area.

7) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies before commencement of work.
8) The PP shall submit plan to suppress the dust in and around the mining site. The PP shall use mixed cannon water sprinkle for dust suppression instead of conventional sprinkles for efficient dust suppression.
9) The Project proponent shall comply all the measures, conditions suggested in the approved mining plan with post closure mine plan, Environmental Management Plan (EMP) in a letter and spirit.
10) The PP shall submit the source of water along with EIA report
11) The PP shall submit the tangible CER details as per MoEF&CC Notification dated 01.05.2018.
12) The PP shall submit the Forest NOC
13) A Sub-Divisional Committee comprising of Sub-Divisional Magistrate, Officers from Irrigation department, State Pollution Control Board or Committee, Forest department, Geology or mining officer, revenue department shall visit the site and make recommendation on suitability of site for mining or prohibition thereof after {a} identification of the areas of aggradations or deposition where mining can be allowed; (b) identification of areas of erosion and proximity to infrastructural structures and installations where mining should be prohibited; (¢) verify the mining lease boundary; (d) verify the area of the mining lease; (e) suggest the route for transportation of the mineral so that to cause minimum impact on the nearby habitation& agricultural fields: (f) identify the safety zone/restricted area and the area that can be consider for mining after excluding the area as per recommendation of EAC , after considering the other restrictions mentioned in the Sustainable Sand Mining Management Guidelines 2016, S.O. 141(E) dated 15.01.2016, Letter of Intent & District Survey Report; (g) finalize the specific gravity of the material to be mined by the mining lease holders; (h) proposed location for the installation weigh bridge; (i) verification of the initial level of the mining lease already collected by the PP; (j) verification of the baseline air quantity data collected by the PP and any other point to be considered for the protection environment and health of the nearby habitation. Recommendation of the Committee needs to be annexed with EIA/EMP Report.
14) EIA/EMP report should be prepared for the mined area out of the entire cluster.
15) The Replenishment Study needs to be conducted by an authorized agency and report of the same needs to be submitted.
16) High Powered Committee was constituted under the orders of Hon'ble NGT, headed by Secretary, MOEF&CC, which has given its report dated September, 2016. The PP needs to submit the details that how the PP will comply with the recommendation of the Committee.
17) The Proponent should collect the baseline data in respect of initial level of the mining lease. For this permanent bench marks (BM) needs to be established at prominent location preferably close to mining leases in question and should have precisely known relationship to the level datum of the area, typically mean sea level. The entire mining lease should be divided suitably in the grids of 25 Meter x 25 Meters with the help of sections across the width of river and along the direction of flow of the river. The levels (MSL & RL) of the corner point of each grid need to be recorded. Each Grid should be suitably numbered for identification. PP should identity grids which will we worked out and grids which will come under no mining zone i.e. safety barriers from the river bank, safety barrier at lease boundary, restrictions as per condition of Lol/Mining Lease deed, restriction as Mineral Concession Rule of the Haryana State, restrictions as per sustainable sand mining management guidelines 2016, restriction as per DSR etc. The PP should ascertain the level of the river bed with the help of sections drawn across the width of the rivers and along the direction of flow of the river and based on this define the depth of mining of each grid. The PP should provide in tabular format the details of the grid viz. wise material availability, dimension of grid, location of grid (latitude, longitude, MSL and level from outside ground level of the corner points), average level of grid (AMSL and RL), depth of mining in each grid, area, volume, grids under mining zone and those left under no mining zone etc. The PP should submit surveyed data so collected in theexcel or CSV file so that the same can be readily used for verification in CAD or Datamine Software. In addition to this soft & hard copy of all the plan& section needs to be submitted.

18) PP should suitably name each section line. Section Plan for both sections drawn across the river and along the direction of the river needs to be submitted. Each Section should have level on vertical axis and distance from the bank of river on horizontal axis. For the section along the direction of the river the levels to be shown on vertical axis and distance from upstream to downstream should be shown on horizontal axis.
19) The PP should amend the Mining Plan based on the above survey. The information sought above needs to be a part of the mining plan. In the mining plan year wise production plan should be prepared in three plates for each year. Plat-1 show the mine working for the pre- monsoon period (1st APR- 30th June), Plate-2 should for the period (1st July-15th Sep) as the mining lease area needs to be left for the replenishment of the river bed mineral and no mining should be proposed in thus period and plat-3 show the mine working after replenishment of the river bed i.e. post monsoon period (16th Sep-31st March). The period of monsoon may also be defined in consultation with State Government.
20) PP should specifically mention in the mining plan that in the subsequent scheme of mining/review of mining plan, the year wise data pertaining to replenishment study (al! five years) shall be provided which include the level (AMSL & RL) of river bed recorded before and after the monsoon, year wise replenishment quantity, all plan & sections of the replenishment study for the past five years.
21) PP should also submit an undertaking to the effect that each year after the replenishment study the plan & section shall be submitted to concerned Department of Mining & Geology of the State for verification and official record.
22) PP should submit an undertaking by way of affidavit as required as per Ministry's O.M No 3- 50/2017 -1A. IM) dated 30.05.2018 to comply with all the statutory requirements and judgment of Hon'ble Supreme Court dated the 2nd August 2017 in Writ Petition (Civil) No. 114 of 2014 in the matter of Common Cause versus Union of India and Ors.
23) PP should include in EIA Report details of all the statutory clearances, permissions, No objection certificates, consents etc. required for this project under various Acts, Rules and regulations and their status or estimated timeline after grant of EC.
24) The PP should submit the revenue plan, revenue plan superimposed on the satellite imaginary clearly demarcate the Govt. land, private land, agricultural land.
25) The PP should clearly bring out the protective and mitigative measures to be taken for the nearby habitation and religious structures in line with the Ministry's O.M. No. Z-11013/57/2014- IA. Il (M) dated 29.10.2014.
26) The PP should submit the detailed plan in tabular format (year-wise for life of mine) for afforestation and green belt development in and around the mining lease. The PP should submit the number of saplings to be planted, area to be covered under afforestation & green belt, location of plantation, target for survival rate and budget earmarked for the afforestation & green belt development. In addition to this PP should show on a surface plan (5 year interval for life of mine) of suitable scale the area to be covered under afforestation & green belt clearly mentioning the latitude and longitude of the area to be covered during each 5 years.
27) The PP should submit the quantity of surface or ground water to be used for this project. The complete water balance cycle need to be submitted. In addition to this PP should submit a detailed plan for rain water harvesting measures to be taken. The PP should submit the year wise target for reduction in consumption of ground water by developing alternative source of water through rain water harvesting measures. The capital and recurring expenditure to be incurred needs to be submitted.
28) The PP should clearly bring out the details of the manpower to be engaged for this project with their roles /responsibilities/designations. In addition to this PP should mention the number and designation of person to be engaged for implementation of environmental management plan (EMP).
29) The PP should submit the year-wise, activity wise and time bound budget earmarked for EMP, occupational health surveillance & Corporate Environmental Responsibility needs to be submitted.
30) PP should submit the measures to be adopted for prevention of illegal mining and pilferage of mineral.
31) PP should submit the detailed mineralogical and chemical composition of the mineral and percentage of free silica from a NABL/MoEF&CC accredited laboratory.
32) PP should clearly show the transport route of the mineral and protection and mitigative

measure to be adopted while transportation of the mineral. The impact from the center line of the road on either side should be clearly brought out supported with the line source modeling and isopleth. Further, frequency of testing of Poly Achromatic Hydrocarbon needs to be submitted along with budget. Based on the above study the compensation to be paid in the event of damage to the crop and land on the either side of the road needs to be mentioned.

33) PP should clearly bring out that what is the specific diesel consumption and steps to be taken for reduction of the same. Year-wise target for reduction in the specific diesel consumption needs to be submitted.
34) PP should bring out the awareness campaign to be carried out on various environmental issues, practical training facility to be provided to the environmental engineers/diploma holders, mining engineers/diploma holders, geologists, and other trades related to mining operations. Target for the same needs to be submitted.
35) PP should specifically mention in the mining plan that the method of mining should be as proposed by EAC i.e. by use only Scrapers for mining to ensure that the mining depth be maintained as 3.0 meters. No other heavy machinery like bucket excavators, back-how, shovel, JCB machines etc. shall not be used for excavation/digging.
36) The safeguards which are suggested in sustainable sand mining guidelines as well as notification dated 15.01.2016 ought to be scrupulously followed and taken into consideration while preparing EIA/EMP Report.
37) The Project Proponent shall apply for NBWL Clearance for the project, if applicable, as per Office Memorandum/Guidelines issued by MoEF&CC in this regard from time to time.
38) The PP should submit the MoU between State government and Project Proponent.
39) The PP should give the Mining plan duly approved by the competent authority before preparing EIA/EMP report.
40) The project proponent shall get approve the conservation plan from Chief Wildlife Warden, Haryana and submit during the appraisal of the project.
41) The PP should give an affidavit that the mining was not mined to any person including minor minerals and sand.
42) The PP should submit GoI Assessment of Mineral Resources.
43) The PP shall carry out the study of Ecological effect of particulate matter on the flora and fauna.
44) The Detailed reclamation plan of the project area to be submitted.
45) The PP shall submit the undertaking that mining will be carried out in accordance with all other provisions as applicable under the Mines Act, 1952, Mines and Minerals (Development and Regulation) Act, 1957, Forest (Conservation) Act, 1980 and Environment (Protection Act), 1986 and the rules made there under, wild life (Protection) Act 1972, water (Prevention and control of pollution) Act 1974 and Air (Prevention and Control of Pollution) Act, 1981.
46) The PP should submit an affidavit that no JCB will be used for mining and only semi-mechanized mining will be carried out.
47) The PP shall submit that no illegal mining has taken place in the mining lease area and no illegal mining will be allowed during operation of mine.
48) The PP shall get the EIA study conducted by accredited agency for the use of large number of trucks/tippers including the impact of load and frequency of large number of machinery in the mining lease area.
49) The PP shall also submit an affidavit that additional minerals mined during the mining shall be stored as mining burden and same will be intimated to the State Mines & Geology Department.

194.10 Environment Clearance for Group Housing Colony Project "Edge Tower at Ramprastha City" at Sector 37 D, District Gurgaon, Haryana by M/s Ramprastha Promoters &Developers (Pvt) Ltd

Project Proponent: : Mr. SomnathSinha
Consultant : VardanEnviroNet Pvt. Ltd.

The project was submitted to the SEIAA, Haryana on 16.04.2018 received in the SEAC on 27.04.2018. The project proponent has submitted the Form-1, Form-1A and Conceptual Plan to the SEIAA with

reference to the Notification No. S.O.804(E), dated the 14th March, 2017 and subsequent Notification No. S.O.1030(E) dated 08thMarch, 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 169thmeeting 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 Group Housing Project “EDGE TOWER” at Ramprastha City, Sector-37-D, District-Gurgaon, Haryana by M/s Ramprastha Promoters & Developers Pvt. Ltd. Total Plot area is 60.511Acres (244878.940 Sq. Meters) and net plot area is 59.213 Acres (239626.129Sq. meters). Total built up area is 503765.131 sqms. The said project/activity is covered under Category B of item 8(b) of the Schedule to the EIA Notification, 2006 and requires prior Environmental Clearance. The project will comprise of Two Basements+2886 Dwelling Units, 528 EWS and 292 Servant Quarters. The Committee was unanimously decided that it is a confirmed case to be of violation of the EIA Notification, 2006and 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.

The ToR was approved by SEIAA vide letter dated 07.08.2018. The PP submitted the EIA/EMP report vide letter dated 11.10.2019.Thereafter, the case was taken up in 192nd meeting of SEAC held on 03.12.2019.

The Project was earlier granted EC to Group Housing Project Edge Towers (Phase-I) at Ghadauli Kalan, Sector-37-D, Gurgaon, Haryana by M/s S. A. Infratech Pvt. Ltd.vide letter no. SEIAA/ HR/2010/1457 dated 21.01.2010 for plot area of 244879 sqm (60.511 acres) and EC was granted for development of 100691.54 sqm in phase-I having built up area 322466.46sqm. Town & Country Planning Department, Haryana vide its letter dated LC1608-JE(S)-2015/17733 Dated 15.09.2015 ordered that the typographical error has been noticed in the land scheduled which has been corrected and name of M/s Ramprastha Promoters & Developers (Pvt) Ltd has been incorporated as M/s S.A. Infratech Pvt. Ltd has been amalgamated as per the order dated 20.12.2012 of Hon'ble High Court Delhi (read with License No. 33 of 2008). The PP requested in writing the proposed project has already been granted ToR in the name of M/s Ramprastha Promoters & Developers (Pvt) ltd. and the application of M/s S.A. Infratech Pvt. Ltd to be closed/ delisted. The Committee discussed the request of PP and decided to appraise the case for M/s Ramprastha Promoters & Developers (Pvt) Ltd and also PP to submit the detailed background note of the case since 2010.

The PP presented the case before the committee. The PP also submitted the proof of status of credible action taken for violation by M/s Ramprastha Promoters & Developers (Pvt) Ltd under Section15 EP Act by RO, HSPCB vide case no. 32/19 and Peshi dated 13.11.2019, which was considered by the committee. The Discussion was held on ECBC Compliance, sun simulation path study, Fire NOC, AAI, Soil Testing reports, distance of Sultanpur Wildlife Sanctuary, TOR Compliance report, Green Plan, Conservation Management Plan, Aravali NOC, Remedial Plan, Natural and Community Augmentation Plan, Damage Assessment and certain observations were raised as following:-

1. The PP shall submit the Background Note of the case mentioning the details of earlier EC granted dated 21.01.2010 to M/s S.A. Infratech Pvt. Ltd, application dated 13.07.2012 for Phase-II and Court orders regarding amalgamation with M/s Ramprastha Promoters & Developers (Pvt) Ltd
2. The PP shall submit the Revised Green Plan for the project.
3. The PP shall submit the proof of latest status of construction along with photograph of the site with its latitude and longitude.
4. The PP shall submit the certified Compliance Report of RO, MoEF&CC for compliance.
5. The PP shall submit the details of Air dispersion modeling.
6. The PP shall submit the Sun Simulation Path Study for buildings orientation and percentage of energy saving as per ECBC compliance.
7. The PP shall submit the Aravali NOC from Deputy Commissioner.
8. The PP shall submit the Fire NOC.
9. The PP shall submit the AAI Height Clearance certificate
10. The PP shall submit the updated Form I & IA with corrected details of total plot area and built-up area etc.
11. The PP shall submit the Wildlife Conservation Management Plan as the distance of Sultanpur Sanctuary is 7km from the project.
12. The PP shall submit detailed revised remedial plan for the loss has been carried to the Environment along with costs assessment.
13. The PP shall submit the Natural and community Augmentation plan.
14. The PP shall submit the details of basement being constructed in contrast to the water table reported by hydrologist, CGWA.
15. The PP shall submit the transfer of Environment Clearance granted to M/s S.A. Infratech Pvt. Ltd in the name of M/s Ramprastha Promoters & Developers (Pvt) ltd.

16 The project proponent shall submit the CER details in compliance with the provisions contained in Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable.

17. The PP shall submit the details of ownership of land for 60.11acres along with collaboration agreement, if any.

18 The PP shall submit the outcome of Public Consultation for Environment Clearance.

19. The PP shall submit the latest status of construction on the site with its latitude and longitude.

20. The PP shall submit the details of the earlier audited report of CER from Competent Authority.

21. The PP shall submit the contour plan of the project area.

22. The PP shall submit the signed copy of all legible plans on larger scale map i.e. Zoning plan/Building Plan, Dual plumbing plan, Traffic plan etc.

23. The PP shall submit the corrective measures taken to counter the effect incremental load predicted in wind rose and Wind breaker wall height

24. The PP shall submit verification report of stack height and distance of the same from building during monitoring of emissions from DG set.

25. The PP shall submit the congestion points and impact of the project on the infrastructure of the area

26. The PP shall submit MoU letters for management of MSW (Bio Degradable and Non-Biodegradable Waste) and Hazardous Waste

27. The PP shall submit the proof of applying under the violation Notification No. S.O.804 (E), dated the 14thMarch, 2017 and subsequent Notification No. S.O.1030 (E) dated 8th March, 2018, issued by the Ministry of Environment, Forest and Climate Change.

28. The PP shall submit the details of existing solar power plant of 200KW and along with proposed expansion plan for additional 30KW.

29. The PP shall submit the details of analytical report of Soil from MoEF& CC/NABL accredited Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project.

The PP submitted the reply of above said observations vide letter dated 31.12.2019.

Thereafter, the case was taken up in 194th meeting of SEAC Haryana held on 16.01.2020.The Discussion was held on earlier EC granted, status of construction, Green Plan, Compliance report of RO before the violation carried out 6 monthly Compliance Report, Occupation Certificate of Phase 1, CER, Audit Report for Phase-I, Revised Arravali along with missing khasra no. The PP submitted the credible action initiated vide letter dated 13.11.2019 and certain observations were raised which are placed below:-

1. The PP shall submit the revised Green Plan.
2. The PP shall submit Audited report of CSR for Phase-I
3. The PP shall submit the proof of status of construction at the time of violation starts after the expiry of the earlier EC granted.
4. The PP shall submit the clarification for missing khasra No. in Arravali NOC from the Competent Authority mentioning the missing khasara
5. The PP shall submit the revised Ecological Damage Assessment, Remediation plan and natural & community Augmentation plan.

The PP submitted that the reply of the observations of the committee will be submitted before the next meeting and requested to take up the case in the next meeting. The request of the PP was considered and acceded by the committee.

194.11 Environment Clearance for Revision and Expansion of proposed Commercial Complex at Sector 66, Maidawas, Gurugram Haryana by M/s French Built Mart Pvt. Ltd.

Project Proponent : Ms. Hema Kashyap
Consultant : M/s Oceao Environmental Solutions Pvt. Ltd

The project was submitted to the SEIAA, Haryana on 25.11.2019. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 192nd meeting of SEAC held on 04.12.2019. The PP presented the case before the committee.

The discussion was held on ToD Policy, earlier EC granted, status of construction, Zoning Plan, Building Plan, CER, Solid Waste Management Plan and certain observations were raised as following:-

1. The PP shall submit the detailed Background note for the project
2. The PP shall submit the FAR approval for TOD Policy.
3. The PP shall submit the copy of earlier EC granted in 2010 and further extension of Environment Clearance
4. The PP shall submit the proof of latest status of construction along with photographs of the site with its latitude and longitude/CTE/CTO/Occupancy Certificate etc.
5. The PP shall submit the Zoning plan/Building plan on larger scale.
6. The project proponent shall submit the CER details in compliance with the provisions contained in Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable.
7. The PP shall submit the Compliance report of RO MoEF&CC
8. The PP shall submit the revised Green Plan.
9. The PP shall submit the Solid waste Management plan.
10. The PP shall submit the Cizra plan for the expansion of the project
11. The PP shall submit the elevation plan on larger scale
12. The PP shall submit the sun simulation Path Study of Building orientation
13. The PP shall submit the ECBC Compliance with percentage of energy savings study report.
14. The PP shall submit the revised Soil Testing Report
15. The PP shall submit the Micro metrological data, data sheet, DAT File, Dispersion modeling giving distance of dispersion of pollutants
16. The PP shall submit the detailed Traffic Management Plan.
17. The PP shall submit the revised water Balance diagram along with details of components of MBBR Technology with ultra filtration as proposed in the meeting

The PP submitted the reply of above said observations and thereafter, the case was taken up in 194th meeting of SEAC Haryana held on 16.01.2020. The PP submitted the Compliance Report issued by the MS, HSPCB, Panchkula.

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: Revision & Expansion of Environment Clearance of proposed Commercial Complex located at Khasra No.14-5/6/1,7/1 & 13-1/1,2/1 Village: Maidawas, Tehsil& District- Gurugram, Haryana by M/s French Buildmart Private Limited.				
Sr. No.	**Particulars**	**Existing**	**Expansion**	**Total**
1.	Latitude			A. 28°24' 13.13" N B. 28° 24' 11.15" N C. 28° 24' 09.98" N D. 28°24' 10.27" N

				E. 28°24’ 11.17” N
2.	Longitude			A. 77° 03’ 35.36” E B. 77° 03’ 36.96” E C. 77° 03’ 31.45” E D. 77°03’ 29.70” E E. 77°03’ 35.39” E
3.	Plot Area	8186.372	8186.373	8186.373 sqm
4.	Net Plot Area	8186.372	8186.373	8186.373 sqm
5.	Proposed Ground Coverage	3272.129	1630.72	4907.118 sqm (59.9%
6.	Proposed FAR			28647.712 sqm
7.	Non-FAR Area			15883.577 sqm
8.	Total Built Up area	28755	12111.529	44531.289 sqm
9.	Total Green Area with Percentage	1585.446	53.298	1638.744 sqm (20.017% of TPA)
10.	Rain Water Harvesting Pits	02	01	03 No’s
11.	STP Capacity	52KLD	88KLD	140 KLD
12.	Total Parking	356	90	446 ECS
13.	Organic Waste Converter	-	01	01 No’s
14.	Maximum Height of the Building (m)			46.6 M
15.	Power Requirement	1200KW	175.31KW	1375.310 KW
16.	Power Backup (DG Sets)	750 X 1 250 X 1	1500X2	3000 KVA + 1000 KVA
17.	Total Water Requirement	128	23	151 KLD
18.	Domestic Water Requirement	116	04	120 KLD
19.	Fresh Water Requirement	35	1	36 KLD
20.	Treated Water	39	63	102 KLD
21.	Waste Water Generated	43	70	113 KLD
22.	Solid Waste Generated	435	251.48	686.48 Kg/Day
23.	Biodegradable Waste	217.5	125.74	343.24Kg/Day
24.	Number of Towers	A	B	A+B (2 No’s)
25.	Basement			03 No’s
26.	Stories	G+8 Floors	1 Floor	G+9 Floors
27.	R+U Value of Material used (Glass)	Roof: 2.91 Wall:1.81	Roof: 2.91 Wall:1.81	Roof: 2.91 W/sqm K Wall:1.81 W/sqm K
28.	Total Cost of the project — i) Land Cost			2.50 Crores
	Total Cost of the project — ii) Construction Cost			45.50 Crores
29.	CER			96 lakhs (2% of the total project cost)
30.	Incremental Load in respect of: i) $PM_{2.5}$			-----
	ii) PM_{10}			0.810 /m^3
	iii) SO_2			0.760 /m^3
	iv) NO_2			0.21 /m^3
	v) CO			0.236 µg/m^3

The project was granted earlier EC vide letter no. SEIAA/HR/2010/829 dated 05.10.2010 for the plot area of 8245.46sqm and Built up area 28755sqm. The validity of EC was expired in 04.10.2017.

The discussion was held on the details of Built-up-Area as per the earlier EC vide letter dated 05.10.2010, Green Plan, FAR as per ToD Policy, CTO, CTE, OC, CER, Cizra Plan and certain observations were raised which were replied by the PP vide letter dated 16.01.2020 along with undertaking that the total Built-up Area for the project is 16209.88 sqm which is less than the built up area of 28755 sqm sanctioned vide earlier EC letter dated 05.10.2010. The reply of the PP was placed before the committee. The Committee discussed and considered the reply of the PP that construction carried out is less than the sanctioned Built up Area.

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 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. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
5. Traffic Management Plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
6. 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 1638.744 sqm (20.017% of Total Plot Area) shall be provided for green area development.
7. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
8. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
9. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.

10. The PP shall submit the approval of FAR under TOD Policy.
11. The PP shall use CER amount as per the schedule and undertaking submitted.
12. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
13. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
14. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
15. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
16. 03 Rain Water Harvesting pits shall be provided for rainwater usages as per the CGWB norms.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 03 RWH pits
18. 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.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP shall provide the mechanical ladder for use in case of emergency.
21. 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-Rulesprescribed 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

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

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

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

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

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

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

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

II Water Quality Monitoring and Preservation

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

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

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

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

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

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

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

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

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

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

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

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

xiii) All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

III Noise Monitoring and Prevention

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

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

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

IV Energy Conservation Measures

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

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the

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

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

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

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

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

V Waste Management

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

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

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

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

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

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

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

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

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

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

VI Green Cover

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

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

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

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

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.

194.12 Environment Clearance for Expansion of IT Park at Village Sarai Khawaja, Sector 27-C, Faridabad, Haryana by M/s RPS infrastructure Ltd.

Project Proponent : Shri RPS Dua
Consultant : M/s Perfact Enviro Solutions Pvt. Ltd

The project was submitted to the SEIAA, Haryana on 12.12.2019. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken in 193rd meeting of SEAC, Haryana held on 23.12.2019 but the PP requested in writing vide letter dated 20.12.2019 for the deferment of the case which was considered and acceded by the SEAC.

The Project was granted earlier environment clearance vide letter dated SEIAA/HR/09/1033/ dated 07.10.2009 for built area of 129057.0357 sqms. The Environment Clearance was granted for 5 years i.e. upto 06.10.2014. Now, the PP has applied for expansion of the IT Park under Category 8(a) of EIA Notification of 14.09.2006. The application for expansion was submitted to SIEAA on 12.12.2019.

Thereafter, the case was taken up in 194th meeting of SEAC Haryana held on 16.01.2020. The discussion was held on Wildlife conservation management plan, certified Compliance report, 6 month compliance report submitted to SEIAA. The Committee decided that the PP shall submit the reply of the observations as mentioned below and further agrees that the case will be taken up for appraisal after the receipt of the reply of following observations:-

1. The PP shall submit the certified compliance report from RO, MOEF&CC
2. The PP shall submit the details of 6 monthly Compliance Report submitted to SEIAA
3. The PP shall submit the self-contained note mentioning the earlier EC granted along with chronological order for not getting the EC extended and status of construction, approval of licenses and status of CTE/CTO.
4. The PP shall submit the proof that no construction has been carried put after expiry of EC granted vide letter dated 07.10.2009
5. The PP shall submit the proof of status of construction carried out along with copy of CTE/CTO and Occupation certificate

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.

194.13 Environment Clearance for Revision & Expansion of Group Housing Colony (52.216) in residential plotted colony at Village Dhamlaka, Dhaliawas & Padinwas, Sector-26, District Rewari, Haryana by M/s B. M. Gupta Developers Pvt. Ltd.

Project Proponent : Mr. Ankit Gupta
Consultant : M/s Oceao Environmental Solutions Pvt. Ltd

The project was submitted to the SEIAA, Haryana on 31.12.2019. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for approval of ToR under Category 8(b) of EIA Notification 14.09.2006.

The Project was granted earlier EC vide letter dated 05.10.2010 which was further extended vide SEIAA letter dated 27.04.2018 upto 04.10.2020. The PP informed that the building plan yet not approved

for the additional 10th tower to be constructed in the expansion of group housing portion of the total project area along with 11th and 12th floor for tower 9 as per earlier EC letter dated 05.10.2010.

Thereafter, the case was taken up in 194th meeting of SEAC Haryana. The total area of the project is 52.216 acres, net planned area is 42.125 acres and the total built up area of the project as per earlier EC granted was 193454.20 sqms. The township project had 324 plots, 450 apartments with 80 EWS, commercial area and school. The project proposed for expansion with a new tower no.10 in group housing area 9.943 acres, falling in the township project area of 52.216 acres. The total built area after expansion is 193454.20+22334.622 i.e.215788.822 sqms. The details of built up area of the total project is as given below:

Sr. No.	**Particulars**	**Built up area as per earlier EC**	**Built up area at the site**	**Built up area for expansion**
1.	Total Plot Area	52.216 acres	-	-
2.	Total Built Up area	193454.20 sqms		
3.	Break up of built up area a. Area under plot b. Area under group housing c. Area under commercial d. area under School **Total**	 108413.934 sqms. 64363.067 sqms 19323.490 sqms 1353.709 sqms **193454.20 sqms**	 40067.901 sqms 63285.442 sqms 19323.490 sqms 1353.709 sqms **124030.542 sqms**	 -- 22334.622 sqms ---- ---- **22334.622 sqms**

The details of the project, as per the documents submitted for expansion of group housing area in the total project area by the project proponent and also as informed during the presentation in the meeting are as under:-

Name of the Project: Environment Clearance for Revision & Expansion of residential plotted colony (52.216 acres) at Village Dhamlaka, Dhaliawas & Padinwas, Sector-26, District Rewari, Haryana by M/s B. M. Gupta Developers Pvt. Ltd.				
Sr. No.	**Particulars**	**Existing**	**Expansion**	**Total Area (in M^2)**
4.	Plot Area	52.216 acres	-	52.216 acres
5.	Total Built Up area	193454.20 sqms	22334.622 sqms	215788.822 sqms
6.	Towers (Group Housing)	9+EWS+Club+ Shopping	1	10+EWS+Club+ Shopping
7.	Maximum number of Floors	G+13	G+27	G+27
8.	Rain Water Harvesting	52	1	53
9.	STP	585KLD	20KLD	605KLD
10.	Total parking	737ECS	87ECS	824ECS
11.	Power Requirement	3000KVA	3000KVA	3000KVA
12.	Total Water Requirement	702 KLD	29KLD	731 KLD
13.	Fresh Water Requirement	386KLD	12KLD	398KLD
14.	Solid Waste Generation	2.839tonnes/day	0.070 tonnes/day	2.909 tonnes/day
15.	Dwelling Units	324 Plots +450 Apartments+80 EWS	1 Apartment	324 Plots +451 Apartments+80 EWS
16.	Maximum Height of the Building (till terrace +Mumty+OT)	48.60 m	108.80	108.80
17.	Total Cost of the project:	150.0 Cr.	20 Cr.	170 Cr.

The discussion as held on STP, Solid waste management, water assurance, revised water calculation, Total Built Up Area, project area, area of group housing, layout plan , green plan and certain observations were raised which were replied by the PP vide letter dated 15.01.2020 After detailed deliberations on Form, I & IA, Diesel storage, Wildlife conservation plan, Green Plan, Water Assurance, Power Assurance, RWH, Solid Waste Management Plan and the PP submitted the revised updated Form I & IA which were placed before the committee and it was decided by the committee to recommend the case to SEIAA for approval of ToR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference:

Standard ToR

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

[21] Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

[22] The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

[23] Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "http://moef.nic.in/Manual/Townships".

Additional ToR:

i. The PP shall submit compliance report of earlier EC granted vide letter 05.10.2010
ii. The PP shall submit water assurance from Competent Authority.
iii. The PP shall submit revised water calculations details.
iv. The PP shall submit Wildlife Conservation Plan from Chief Wildlife Warden
v. The PP shall submit the approved building plans for the additional 10th tower to be constructed in the expansion along with 11th and 12th floor for tower 9 Earlier EC letter.
vi. The PP shall submit the CTE/CTO and OC for the existing portion of the project.
vii. The PP shall submit the updated Form I along with total area as mentioned in the earlier EC.
viii. The PP shall submit Environment Impact Assessment of vehicles during peak hours in and around the project area.
ix. The PP shall submit the Parking Management Plan
x. The PP shall submit the quantity and location of Diesel storage and approval of Competent Authority for storage of diesel above the threshold level.
xi. The PP shall submit the Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.
xii. The PP shall submit the Environment Impact Assessment of Rain water harvesting on the water level in the region, along with total availability of underground water.
xiii. The project proponent should submit Air Quality Modeling isopleths of DG Sets with Air mode Software version details
xiv. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
xv. The PP should give detailed back up data of Ambient Air Quality, monitoring, height of stack, details of DG stack etc along with air quality modeling with dispersion of distance
xvi. The PP shall submit hydrological study for the project area.
xvii. The PP shall submit the details of STP along with its location, area covered, design and structure.
xviii. The PP shall submit the land ownership details.
xix. The PP shall submit energy saving details of the project and detailed ECBC compliance with percentage energy savings.
xx. The PP shall submit CER provisions and compliance thereof O.M No 22-65/2017-IA. II (M) dated 01.05.2018.
xxi. The PP should enclose all analysis reports of Air, Water, Soil, Noise etc. from MoEF& CC/ NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project
xxii. The PP should submit approved zoning plan, elevation plan, floor plan, sector plan along with EIA/EMP report.

194.14 Environment Clearance for Amendment in TOR Institutional "Office Building" Plot No. 6, Sector 32, Gurgaon-122003, Haryana by M/s Focus Energy Ltd.

Project Proponent : Mr. Shaji Varughese
Consultant : M/s Perfect Enviro Solutions Pvt. Ltd

The project was submitted to the SEIAA, Haryana on 23.04.2018 received in the SEAC on 27.04.2018. The project proponent has submitted the Form-1, Form-1A and Conceptual Plan to the SEIAA with reference to the Notification No. S.O.804 (E), dated the 14th March, 2017 and subsequent Notification No. S.O.1030 (E) dated 08thMarch, 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 18.05.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively. During presentation, the Committee was informed that it is a proposed construction of Institutional "Office Building" Project at Plot No. 6, Sector – 32, Gurgaon, (Haryana) by M/s Focus Energy Ltd. The estimated cost of the project is Rs. 81 Crores. Total Plot area is 2.07 Acres (8380 Sq. Meters). Total built up area is 70405.82 Sq. Meters. The said project/activity is covered under category B of item 8(a) of the Schedule to the EIA Notification, 2006 and requires prior Environmental Clearance. The project will comprise of One Tower consisting Four Basements + Ground Floor+ Twenty Floors). The Committee was unanimously decided that it is a confirmed case to be of violation of the EIA Notification, 2006 and recommended for the following:

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

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

The Project was granted TOR by SEIAA vide letter dated 07.08.2018.Now the PP applied for amendment in the TOR granted by SEIAA in duly filled at Form-3. Thereafter, the case was taken up in 194th meeting of SEAC, Haryana held on 16.01.2020.

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

Sr. No.	Project Details	Earlier TOR	Amendment in TOR
1.	Tower NON FAR & MLCP	41810.32	41012.40
2.	Stilt Area	-	2734.16
3.	Total Basement Area	16058.9	16588.0
4.	Total Built-up area	70405.82	72871.16
5.	Maximum Height of the Building	79.6m	76.6m

194.15 Environment Clearance for expansion of Residential Plotted Colony at Village Dhunela & Berka, Sector-29, 30, 32 & 33, Tehsil Sohna, District-Gurgaon, Haryana by M/s St. Patricks Realty Private Limited.

Project Proponent : Mr. Sanjeev Bhola
Consultant : M/s Perfect Enviro Solutions Pvt. Ltd

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 22.02.2019 for approval of ToR under EIA Notification dated 14.09.2006

The Project has already been granted Environmental Clearance vide letter no. SEIAA/HR/2017/634 dated 22.09.2017 for construction of Residential Plotted Colony for plot area 426566.3084 m^2 (105.4083 Acre) and built-up area 243038 m^2.

The case was taken up for approval of ToR in the 177th meeting of State Expert Appraisal Committee held on 18.03.2019.

The project proponent presented the case before the committee. During presentation, the Committee was informed that the proposed project is an Expansion of Residential Plotted Colony at village–Dhunela & Berka Sector-29, 30, 32 & 33, Tehsil-Sohna, District-Gurgaon, Haryana by M/s St. Patrick's Realty Private Limited.

The PP also informed that due to change in planning and additional 93281.951 m^2 (23.05 Acre) land, the plot area of the project is increasing from 426566.3084 m^2 (105.4083 Acre) to 519848.260 m^2 (128.46 Acre) and built up area is increasing from 243038 m^2 to 505029.946m^2. The TOR were granted to the PP vide SEAC letter dated 05.04.2019.

The PP again submitted the fresh application for approval of TOR for total area of 601695.2955sqm (148.683acres) i.e. 60.16 ha as the new LoI for 20 acres has been granted to the PP. Now PP again submitted the fresh application for seeking TOR

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

Thereafter, the case was again taken up in 194th meeting of SEAC, Haryana held on 16.01.2020.

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 Residential Plotted Colony at Vil. Daniela & Berka, Tehsil Sohna, Gurgaon, Haryana				
Sr. No.	**Particulars**	**Existing**	**Expansion**	**Total Area (in M^2)**
1.	Latitude	28°17'4.97"N	-	28°17'4.97"N
2.	Longitude	77°4'17.59"E	-	77° 4'17.59"E
3.	Plot Area	426566.3084 m^2 (105.4083 Acre)	175128.9871 m^2 (43.275 Acre)	601695.2955 m^2 (148.683 Acre)
4.	Net Plot Area	365500.096 m^2	215576.6261 m^2	581076.7221 m^2
5.	Proposed Ground Coverage	-	-	300824.146 m^2
6.	Total Green Area with Percentage	133856.507 m^2	46652.081 m^2	180508.588 m^2 (31%)
7.	STP Capacity	1700 KLD	1300KLD	3000 KLD (Modular)
8.	Total Parking	520 ECS	91 ECS	611 ECS
9.	Maximum Height of the Building (m)	15 m	-	15 m
10.	Power Requirement	6149.02 kW	4646.98 kW	10796 kW
11.	Power Backup	3x320 kVA, 4x500 kVA, 1x380 kVA, 1x625 kVA, 1x750 kVA	-	1x900, 8x700, 3x600, 2x1000 (Standby), 1x800, 2x500, 1x400, 1x300, 2x630
12.	Total Water Requirement	1159 KLD	1265 KLD	2424 KLD
13.	Domestic Water Requirement	664 KLD	651 KLD	1315 KLD
14.	Fresh Water Requirement	664 KLD	651 KLD	1315 KLD
15.	Treated Water	-	-	1109 KLD
16.	Waste Water Generated	947 KLD	663 KLD	1610 KLD
17.	Solid Waste Generated	6536 Kg/day	4730 Kg/day	11266 Kg/day
18.	Biodegradable Waste	-	-	6779 Kg/day
19.	Number of Towers	2 Basements + Stilt+14 Floors, the project comprise of 430 No. main plots, 158 no. of EWS plots, 197 no. of NPNL plots, 3no. of Nursery School, 2 no. of Primary School, 2 no. of Nursing Home & Community Centre	-	2 Basement + Stilt+4 Floors, the project comprises of 809 no. main plots, 369 no. NPNL Plots, 295 no. EWS, 1 no. of commercial unit, 3 no. of Nursery School, 1 no. of Primary School, 1 no. of High School & 2 no. of Nursing home
20.	Dwelling Units/ EWS/Plots	785 No.	688 No.	1473 No.
21.	Basement	2	-	2
22.	Community Center	1	-	1

23.	Stories		S+14	-	S+4
24.	Total Cost of the project:	i) Land Cost	648 Crore	980 Crore	1628 Crore
		ii) Construction Cost			
25.	CER		-	-	4.90 Crore

The discussion was held on the earlier EC, TOR granted and Fresh TOR, compliance report, status of construction on additional land. The PP submitted that due to addition of licensed area, the total plot area for proposed project will increase from 426566.3084sqm (105.4083acres) to 601695.2955sqm (148.683acres) i.e. 60.16ha. The PP informed the committee that the no. of stories(S+14) mentioned in the earlier EC letter dated 22.09.2017 to be amended as S+4 which was deliberated and considered by the committee. After detailed deliberations on and it was decided by the committee to recommend the case to SEIAA for approval of ToR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference:

Standard ToR

[1] Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.

[2] Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.

[3] Examine baseline environmental quality along with projected incremental load due to the project.

[4] Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.

[5] Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.

[6] Submit the details of the trees to be felled for the project.

[7] Submit the present land use and permission required for any conversion such as forest, agriculture etc.

[8] Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.

[9] Ground water classification as per the Central Ground Water Authority.

[10] Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.

[11] Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.

[12] Examine soil characteristics and depth of ground water table for rainwater harvesting.

[13] Examine details of solid waste generation treatment and its disposal.

[14] Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption, energy conservation and energy efficiency.

[15] DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.

[16] Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with

measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.

[17] A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.

[18] Examine the details of transport of materials for construction which should include source and availability.

[19] Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.

[20] Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.

[21] Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

[22] The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

[23] Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "http://moef.nic.in/Manual/Townships".

Additional ToR:

i) The PP shall submit the certified compliance report from RO, MoEF&CC, GoI

ii) The PP shall submit the status of construction.

iii) The PP shall submit Environment Impact Assessment of vehicles during peak hours in and around the project area.

iv) The PP shall submit the approved Wildlife conservation plan from Chief Wildlife Warden.

v) The PP shall submit the Parking management plan

vi) The PP shall submit the Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.

vii) The PP shall submit the Environment Impact Assessment of Rain water harvesting on the water level in the region, along with total availability of underground water.

viii) The project proponent should submit Air Quality Modeling isopleths of DG Sets with Air mode Software version details

ix) The PP shall submit the details of existing trees in the project area.

x) The PP should give detailed back up data of Ambient Air Quality, monitoring, height of stack, details of DG stack etc along with air quality modeling with dispersion of distance

xi) The PP shall submit hydrological study for the project area.

xii) The PP shall submit the details of STP along with its location, area covered, design and structure.

xiii) The PP shall submit the land ownership details

xiv) The PP shall submit energy saving details of the project and detailed ECBC compliance with percentage energy savings.

xv) The PP shall submit CER provisions and compliance thereof O.M No 22-65/2017-IA. II (M) dated 01.05.2018.

xvi) The PP shall enclose all analysis reports of Air, Water, Soil, Noise etc. from MoEF& CC/ NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project

xvii) The PP shall submit approved zoning plan, elevation plan, floor plan, sector plan along with EIA/EMP report.

xviii) The PP shall submit sun simulation path study of Building orientation

xix) The PP shall submit the ECBC compliance with percentage of energy savings

xx) The PP shall submit the NOC for Fire Department and earthing plan

xxi) The PP shall submit the Geo technical report of an area

xxii) The PP shall give remedial measures for control of Air, Water, noise Pollution in EMP

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Annexure-A

List of Participants in the 194thMeeting of SEAC, Haryana held on 15.01.2020 and 16.01.2020 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.	Shri Prabhakar Verma	Member
7.	Ar. Hitender Singh	Member
8.	Dr. Vivek Saxena, IFS	Member
9.	Dr. R. K. Chauhan, Joint Director, Environment & Climate Change Department, Haryana	Secretary