

Minutes of the 255th Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 14.11.2022 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006

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

The minutes of 254th meeting were discussed and approved. In this meeting 13 nos. of agenda projects received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The OM dated 19.06.2013 issued by Ministry of Environment & Climate Change, Gol on the subject "**Environment Clearance for Building and Real Estate Projects**" has been received from SEIAA through email dated 26.10.2022 was discussed during the Meeting and Committee decided to follow the same in true spirit.

The following members joined the meeting:

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

255.01 EC for Proposed Residential Plotted Development Colony Under DDJAY Scheme on Land Measuring 45.15490 Acres Situated In the Revenue Estate of Village Naurangpur, Sector-79 & 79 B, Gurugram, Haryana by M/s Loon Land Development Limited

Project Proponent : Mr. Satya Pal Singh
Consultant : Ind Tech House Consult

The Project Proponent submitted the case to SEIAA vide online Proposal **SIA/HR/MIS/72452/2022** for obtaining Environmental Clearance under category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee vide DD No. 500494 dated 29.04.22 of amount Rs.2,00,000/-.

The case was taken up in 249th meeting of SEAC, Haryana. During presentation, the PP submitted that the land for the project has been purchased from M/s Revital Reality Pvt. Limited who was granted licences for plotted residential colony but after purchasing the land, PP has applied for licences under DDJAY However, PP could not produce any permission of competent authority for change of category of development of project.

The brief note of the case is as under:

- Proposed Residential Plotted Development Colony under DDJAY scheme on land measuring 45.16 acres situated in the Revenue Estate of Village-Naurangpur, Sector-79 and 79B, Gurugram, Haryana by Loon Land Development Limited And Others.

- The Gross Plot Area for the entire project will be 1,82,735.378sqm, Net Plot Area is 1,82,473.782 sqm and total built-up area will be 6,18,212.548 sqm.
- Total No. of Residential Plot will be 894 nos.
- Max. no. of Floor will be Basement + Stilt + 4 Floors.
- Expected population will be 20364 No. (16409 Residential + 3955 Floating)
- Estimated Cost of project will be Rs. 1450 Crores.
- ToR granted by SEIAA, Haryana vide File No. SEIAA/HR/2022/188 dated 24.05.2022.
- Forest NOC has been obtained vide reference no XH0-P3W-XEFR dated 15/03/2022, ref no. 3577 dated 05/03/2015 and ref no. 2572 dated 05/03/2015.
- Aravli NOC for the project has been obtained vide S. no. 51/mb dated 19/05/2022.
- Water assurance of the project has been obtained vide memo no. EE(proj)/GMDA/2022/717 dated 11/11/2022.
- Power assurance has been obtained vide memo no. 3251 dated 15/09/2014.
- Sewer assurance has been obtained vide memo no. GMDA/SEN/2022/1211 dated 27/10/2022.

After detailed deliberations, the committee raised some observations and PP submitted the reply of observations vide letter dated 28.10.2022 as under:

S. No.	Observations	Reply
1	The PP shall submit the document for change of name/ownership of project.	PP has submitted Signed copy of ownership documents (sale deed from M/S Revital Reality Pvt. Ltd to M/S Loon Land development Ltd.) are attached as Annexure 1.
2	The PP shall submit the sewer connection assurance.	PP has submitted that Sewer assurance from HUDA has been obtained vide memo no.GMDA/SEN/2022/1211 dated 27/10/2022 and copy of the same is attached as Annexure 2.
3	The PP shall submit the affidavit for revenue rasta.	PP has submitted that revenue rasta will not use for any purpose. PP will provide separate services for each pocket's. Services plan and Affidavit for the same is attached as Annexure 3.
4	The PP shall submit the CA certified total cost of project.	The PP has attached CA certificate regarding actual cost of project as Annexure 4.
5	The PP shall submit the undertaking for separate STP.	PP has submitted Undertaking and services plan for separate STP as Annexure 5.
6	The PP shall submit the tangible EMP details.	PP has submitted tangible EMP details as Annexure 6.
7	The PP shall submit permission of competent authority for changing the category of development of project.	PP has obtained LOI under DDJAY scheme Annexure-4 and PP has also applied for license and receipt is attached as Annexure 7.

Thereafter, the case was taken up in 255th meeting held on 14.11.2022. The PP presented the case before the committee. The committee has further asked PP to submit some documents which were submitted by the PP vide letter dated 14.11.2022. The PP also submitted an undertaking stating therein as under:

1. That no litigation is pending in any court relating to the project site
2. That we will install 4 nos. of antismog gun in our project.

The committee discussed the reply of observations submitted vide letter dated 28.10.2022 as well as documents submitted vide letter 14.11.2022 by PP and found in order.

The PP also submitted the basic details and EMP details as below:

Table 1: Basic Details

Name of the Project: EC for Proposed Residential Plotted Development Colony Under DDJAY Scheme on Land Measuring 45.15490 Acres Situated In the Revenue Estate of Village Naurangpur, Sector-79 & 79 B, Gurugram, Haryana by M/s Loon Land Development Limited			
Sr. No.	Particulars	Details	
1.	Latitude	28°21'35.63"N	
2.	Longitude	76°58'15.12"E	
3.	Gross Plot Area	182735.378 s m ²	
4.	Net Plot Area	182473.782 s m ²	
5.	Built Up area	618212.548 m ²	
6.	Proposed Ground Coverage	74727 m ²	
7.	Proposed FAR (residential + Commercial)	299590 m ²	
8.	Green Area	36494.75 m ² (20 % of the plot area)	
9.	Rain Water Harvesting Pits	45 Nos.	
10.	STP Capacity	1560 KLD	
11.	Parking Provided	3576 ECS	
12.	Organic Waste Converter	2 Nos.	
13.	Maximum Height of the Building (m)	16.4 M	
14.	Power Requirement	21450 KW	
15.	Source	Dakshin Haryana Bijli Vitran Nigam(DHBVN)	
16.	Power Backup	24000 kVA	
17.	Total Water Requirement	1615 KLD	
18.	Fresh Water Requirement	1079 KLD	
19.	Recycled/Treated Water Requirement	536 KLD	
20.	Waste Water Generated	1248 KLD	
21.	Solid Waste Generated	8.54 TPD	
22.	Biodegradable Waste	5.12 TPD	
23.	Total Nos. of Residential Plots	894 Nos.	
24.	Basement	One Basement	
25.	Stories	St+4	
26.	Total Cost of the project:	1450 Cr.	
27.	Incremental Load in respect of:	PM 2.5	1.15 µg/m ³
		PM 10	1.87 µg/m ³
		SO ₂	7.56 µg/m ³
		NO _x	31.07 µg/m ³
		CO	0.016 mg/m ³

Table 2.1: EMP Details

ENVIRONMENT BUDGET (Operation Stage)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
SEWAGE TREATMENT PLANT	300	81.00
RAIN WATER HARVESTING SYSTEM	157.5	23.63
SOLID WASTE STORAGE BINS & COMPOSTER	145.18	95.82
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	26.05	6.51
ROOF TOP SPV PLANT	860	0.00

ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	1488.73	208.96

Environment Budget (Construction Phase)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	7.5	1.65
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	5	2.4
DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	2	1
MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		0.5
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	1	0.5
LABOR WELFARE (canteen, creche, safe access road - water power, cooking kerosene/gas)	2.5	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	26.5	13.2

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

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment Monitoring Cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.

6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **36494.75 m²** (20 % of the plot area) shall be provided for Green Area development for whole project, excluding plot areas.
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention And Control of Pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
13. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
14. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
15. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
16. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
18. **45 Rain water harvesting recharge pits** shall be provided for ground water recharging as per the CGWB norms
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits
20. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.

24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
25. The PP shall get agreement with individual plot holder to plant one tree in each plot.
26. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
27. PP will not use the revenue rasta for laying of any services without permission from the competent authority i. e. Municipal Corporation, Gurugram
28. PP will maintain separate STP for the area separating revenue rasta which will be maintained as public rasta.
29. The PP will install 04 No. of anti smog gun at the project site.

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

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

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

- vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be ultra 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 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 of CER, as applicable.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

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

X Miscellaneous

- i. The project has been appraised on the concept basis as such PP will obtain fresh EC in case of change in the planning.
- ii. 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.
- iii. 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.
- iv. 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.
- v. 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.
- vi. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vii. The project proponent shall 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.
- viii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- ix. 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.
- x. 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.
- xi. 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
- xii. 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.
- xiii. 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.
- xiv. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xvi. 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.
- xvii. 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.

255.02 EC for Residential Plotted Colony under Deen Dayal Jan Awas Yojana (DDJAY) over land area measuring 30.82 acres in Sector 35, Village Mohammadpur Gujjar, Tehsil Sohna, District Gurugram, Haryana by M/s Faith Buildtech Private Limited

Project Proponent : Dr. Saket Verma
Consultant : Perfact Enviro Solutions Pvt. Ltd.

The Project Proponent submitted the case to SEIAA vide online Proposal SIA/HR/INFRA2/402541/2022 dated 17.10.2022 for obtaining Environmental Clearance under category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee vide DD No. 053748 dated 01.09.2022 of amount Rs. 2,00,000/-

The brief facts of the case are as under:

- The proposed project is construction of "Residential Plotted Colony under Deen Dayal Jan Awas Yojana (DDJAY) at Sector 35, Village Mohammadpur Gujjar Tehsil Sohna, District Gurugram, Haryana will be developed by M/s Faith Buildtech Pvt. Ltd.
- The total plot area of the project is 124,712.58 m² (30.82 Acres), net plot area will be 124,429.30m² (30.7472 Acre) and the total built-up area of the project will be 360,935.21m². Project falls under Activity 8(b), Category B as per Schedule of EIA Notification, 2006 and its subsequent amendments.
- The ToR was granted to the project on 04.10.2022.
- The project is an area development project. The scope of work of the developer i.e. project proponent is limited to conceptual planning of plots, floors, commercial area development and implementation of common service as applicable, including Sewage Treatment Plant (STP), Rain water Harvesting (RWH) in common areas, water supply system, sewage pipelines from individual plots to common STP and road services, etc. Construction of residential houses will be done by interested individual owners, who in turn will build their residential premise as per their own plans duly approved by the concerned authority.
- Principally the land allotted to M/s Faith Buildtech Pvt. Ltd. by M/s Trinayan Infracon Pvt. Ltd. through developers agreement dated 02.04.2012, by M/s Siddhanta Infracon Pvt. Ltd. through developers agreement dated 01.08.2012 & by M/s Gulmohar Real build Pvt. Ltd. through developers agreement dated 10.10.2012 for development of Group Housing Colony
- Later on the license migrated to Deen Dayal Jan Awas Yojna (DDJAY) vide License No. 182 of 2022 dated 11.11.2022 in favour of M/s Trinayan Infracon Pvt. Ltd., M/s Siddhanta Infracon Pvt. Ltd. & by M/s Gulmohar Real build Pvt. Ltd. in collaboration with M/s Faith Buildtech Pvt. Ltd.
- PP also submitted the reply of a letter issued by SEIAA vide Memo no. SEIAA/HR/2022/1623 dated 20.10.2022.
- Layout plan was approved on 11.11.2022.
- Application for approval of the Zoning Plan has been submitted to the Directorate of Town and Country planning and that is under process.
- Aravali NOC is obtained by DC Gurugram vide letter no. 1778/SK2 & 1782/SK02 on 28.07.2014.
- Forest NOC is obtained by Dy. Conservator of Forests, Gurugram vide letter no. 794 & 799 on 17.06.2013.
- Water Assurance & Sewerage NOC is obtained from HSVP vide Memo no. 178922 on 18.10.2022.

- Power Assurance is obtained from Dakshin Haryana Bijli Vitran Nigam vide Memo no. 6624 on 11.11.2022.
- Approval from Airport Authority of India for height clearance is not required as it is a plotted colony.

The case was taken up in 255th meeting held on 14.11.2022. The PP presented the case before the committee. The committee discussed the case and raised some observations. The PP submitted the reply along with an undertaking stating therein:

1. We have obtained water assurance from HSVP for the fresh water supply to our project. Further will take permission from Haryana Water Resource Authority (HWRA) for fresh water requirement, if the water supply line is not made available in that area from HSVP at the time of operation of the project.
2. NOC for discharge of excess treated water have been issued by HSVP. Excess treated water from in house STP will be discharged into the sewer line after meeting the prescribed standards. If the sewerage connection will not be made functional by HSVP till the time of operation of the project, the same will be used in the nearby projects of the Project Proponent for gardening & cooling purposes.
3. We have proposed 15 % of area under green including tree cover within premises i.e 18706.887 sqm out of that 5 % green area shall be done by Miyawaki plantation.
4. 18 no. of Neem & 8 no. of Kikar trees exists at the site which will be transplanted/felled after taking due approval from DFO/Concerned Authority. As per Tree Plantation Policy, Kikar trees are invasive trees for which permission is not required. If any tree cutting will be involved, compensatory plantation shall be done as per the guideline/ directions applicable for the project.
5. No litigation is pending against the project and/ or land in which the project is proposed to be set up.
6. AAI NOC is not applicable to our project as it is a Residential Plotted Colony under Deen Dayal Jan Awas Yojana (DDJAY).
7. As proposed colony is Residential plotted development and PP will sell plots, applicable norms will be fulfilled by the individual owners.
8. For efficient planning we will install services in a Phased/Modular manner as per population/occupancy

Table 1 : Basic Details

Name of the Project: EC for Residential Plotted Colony under Deen Dayal Jan Awas Yojana (DDJAY) over land area measuring 30.82 acres in Sector 35, Village Mohammadpur Gujjar, Tehsil Sohna, District Gurugram, Haryana by M/s Faith Buildtech Private Limited		
S. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/402541/2022
2.	Latitude	28°15'53.60"N
3.	Longitude	77° 2'7.98"E
4.	Plot Area	124,712.58 m ² (30.82 Acre)
5.	Net Plot Area	124,429.30 m ² (30.7472 Acre)
6.	Proposed Ground Coverage	55,399.92 m ²
7.	Proposed FAR	193,196.97 m ²
8.	Non FAR Area	167,738.24 m ²
9.	Total Built Up area	360,935.21 m ²

Name of the Project: EC for Residential Plotted Colony under Deen Dayal Jan Awas Yojana (DDJAY) over land area measuring 30.82 acres in Sector 35, Village Mohammadpur Gujjar, Tehsil Sohna, District Gurugram, Haryana by M/s Faith Buildtech Private Limited		
S. No.	Particulars	
10.	Total Green Area with %	18706.887 m ² 15% of Net Plot Area (Greens including tree cover)
11.	Rain Water Harvesting Pits (with size)	31 No. (5 m x 2.5 m x 3.5 m)
12.	STP Capacity	1000 KLD (Modular)
13.	Total Parking provision	2607 ECS
14.	Organic Waste Converter	Will be installed
15.	Maximum Height of the Building (m)	Residential :16.5 m Commercial: 27.0 m
16.	Power Requirement	3.7 MVA
17.	Power Backup	Residential: 6 x 400 kVA & 3 x 320 kVA Commercial: 1 x 630 kVA & 1 x 750 kVA
18.	Total Water Requirement	1012 KLD
19.	Domestic Water Requirement	657 KLD
20.	Fresh Water Requirement	667 KLD
21.	Treated Water	712 KLD
22.	Waste Water Generated	791 KLD
23.	Solid Waste Generated	4808 Kg/day
24.	Biodegradable Waste	2886 Kg/day
25.	Number of Towers	Plotted Development under DDJAY
26.	Dwelling Units/ EWS	Plotted Development under DDJAY
27.	Basement	Residential: 1 Commercial: 3
28.	Community Center	01- will be handed over to Authorities
29.	Stories	Residential: Basement + Stilt + 4 Floors Commercial: 3B+G+5
30.	R+U Value of Material used (Glass)	R Value: 0.176 W/m ² .K U Value: 5.67 W/m ² .K
31.	Total Cost of the project:	i) Land Cost ii) Construction Cost Rs. 224.14 Crore.
32.	CER (Social activity/ Environmental Awareness)	10 Lakhs
33.	EMP Budget	Capital Cost: 757 lakhs Recurring cost: 72 Lakhs/year
34.	Incremental	i) PM 2.5 68.82 µg/m ³

Name of the Project: EC for Residential Plotted Colony under Deen Dayal Jan Awas Yojana (DDJAY) over land area measuring 30.82 acres in Sector 35, Village Mohammadpur Gujjar, Tehsil Sohna, District Gurugram, Haryana by M/s Faith Buildtech Private Limited			
S. No.	Particulars		
	Load in respect of:	ii) PM 10	152.24 µg/m ³
		iii) SO ₂	9.94 µg/m ³
		iv) NO ₂	33.21 µg/m ³
		v) CO	0.975 mg/m ³
35.	Construction Phase:	i) Power Back-up	1 x 25 kVA & 1 x 40 kVA
		ii) Water Requirement & Source	Water Requirement: 14 KLD Source: STP treated Water
		iii) STP (Modular)	Mobile toilets with septic tanks will be provided.
		iv) Anti-Smog Gun	02 Nos.

Table 2 - EMP Details

S.No.	Description	Capital Cost (Rs. in Lacs)	Recurring Cost (Rs. in Lacs/year)
1	Landscape & Green Belt Development	250.0	20.0
2	Ground Water Quality Enhancement (Rain Water Harvesting)	62.0	8.0
3	Solid Waste Handling & Management	35.0	3.0
4	Water and waste water quality management (STP)	100.0	10.0
5	Ambient Air & Noise Quality Management (DG Set, Stack & Acoustic Enclosures)	300.0	30.0
6	Social Activity/Environmental Awareness	10.0	-
7	Environment Quality Monitoring	-	1.0
	Total	757.0	72.0
	Percentage with Project Cost	3.37%	0.32%

As baseline quality of Air in that area is slightly higher than the NAAQS hence project proponent committed to adopt the Mitigation measures as under:

During the Construction phase.

- Dust mitigation measures will be taken as per Environment (Protection) Amendment Rules, 2018 dated 25.01.2018.
- 2 nos. of Antismog guns will be installed at the site.
- DG sets of 1 x 25 kVA & 1x40 kVA will be installed and appropriate stack height will be provided as per CPCB norms.

During Operation Phase

- DG sets of capacity 6x400 kVA, 3x320 kVA, 1x630 kVA & 1x750 kVA will be installed as power backup. Maximum Stack height of 6 m above roof level will be provided to reduce the air emissions meeting all the norms prescribed by CPCB.
- Plantation of 1556 no. of native species will be done.

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

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment Monitoring Cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **18706.887 m2 15% of Net Plot Area (Greens including tree cover)** shall be provided for Green Area development for whole project.
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

10. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
13. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
14. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
15. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
16. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
18. **31 Rain water harvesting recharge pits** shall be provided for ground water recharging as per the CGWB norms
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits
20. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
25. The PP shall get agreement with individual plot holder to plant one tree in each plot.
26. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
27. The PP shall install **02 nos. of Anti smog guns** at the project site.

B. Statutory Compliance:

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

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

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be ultra lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water.

No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

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

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

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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

V Waste Management

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

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

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

VI Green Cover

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

VII Transport

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

emission standards be operated only during non-peak hours.

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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous

- i. The project has been appraised on the concept basis as such PP will obtain fresh EC in case of change in the planning.
- ii. 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.
- iii. 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.
- iv. 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.
 - v. 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.
 - vi. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
 - vii. The project proponent shall 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.
 - viii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
 - ix. 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.
 - x. 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.
 - xi. 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
 - xii. 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.
 - xiii. 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.
 - xiv. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
 - xv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
 - xvi. 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.
 - xvii. 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.

255.03 ToR (under violation) for IT Building on Plot No.412-415, Udyog Vihar Phase IV, Gurgaon, Haryana by M/s Interpress Publishers Private Limited

Project Proponent : Mr. Sunil Gupta
Consultant : Ind Tech House Consult

The Project Proponent submitted the case to SEIAA vide online Proposal SIA/HR/INFRA2/403396/2022 dated 17.10.2022 for obtaining Environmental Clearance under

category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee vide DD No. 077549 dated 09.09.2022 of amount Rs. 1,50,000/-.

Vide letter dated 10.11.2022, the PP submitted the point wise clarifications to the documents sought by SEIAA vide letter dated 21.10.2022.

Brief of the project are as below:

1. The plot (6930 sqm) was re-allotted vide ref. no. 7475 on 07/12/2009 by Haryana State Industrial & Infrastructure Development Corporation Ltd. for setting up IT/ITES projects of call center and data software technology.
2. The construction of the project was completed as per approved building plan.
3. CTE from HSPCB has been obtained.
4. Fire NOC has been obtained vide Memo No. FS/2021/2254 dated 31/12/2021.
5. Occupancy Certificate has been obtained vide letter no.HSIIDC/IPD/UV/430/ID/IV/216 on 15.06.2018 for 30400.5 sqm built-up area.
6. At present the project is in operation from December 2019.

The case was taken up in 255th meeting held on 14.11.2022. The PP presented the case before the committee and submitted following details:

Basic detail

Name of the Project: ToR(under violation) for IT Building on Plot No.412-415, Udyog Vihar Phase IV, Gurgaon, Haryana		
Sr. No.	Particulars	Details
1.	Latitude	28°30'0.31"N
2.	Longitude	77° 04'31.11"E
3.	Plot Area	6930 m ²
4.	Built Up area	30400.5m ²
5.	Existing Ground Coverage	2769.06m ²
6.	Existing FAR	17321.9m ²
7.	Green Area	500m ²
8.	Existing Rain Water Harvesting Pits	2 nos.
9.	Existing STP Capacity	200 KLD
10.	Existing Parking	346 ECS
11.	Maximum Height of the Building (m)	30 m
12.	Power Requirement	3195 KVA
13.	Source	Dakshin Haryana Bijli Vitran Nigam(DHBVN)
14.	Power Backup	3380 KVA
15.	Total Water Requirement	137 KLD
16.	Fresh Water Requirement	50 KLD
17.	Recycled/Treated Water Requirement	87 KLD
18.	Waste Water Generated	77 KLD
19.	Solid Waste Generated	0.55 TPD
20.	Biodegradable Waste	0.22 TPD
21.	Basement	3 Basements
22.	Stories	G/St+7
23.	Total Cost of the project:	50.70 Cr.

The Committee discussed the case under violation category and after detailed deliberations on the information presented by the project proponent, unanimously decided to

recommend the case to SEIAA for Grant of Terms of Reference (under violation) for undertaking EIA and preparation of Environment Management Plan (EMP):-

1. The State Government/SPCB to take action against the project proponent under the provisions of the Section 15 read with Section 19 of the Environment (Protection) Act, 1986, and no OC, Consent to Operate or Consent to Establish shall be granted for violation part of the project.
2. The 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.
3. Detailed SoP dated 07.07.2021 regarding grant of EC to violation cases to be considered the action on merits. The action may be initiated under Section 15 read with Section 19 of the EP Act, 1986 against all violations.
4. The PP should submit compliance report of existing building from the Competent Authority.

Standard Terms of References (ToR)

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

13. The remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited consultants.

Additional Terms of Reference (in addition to the conditions no.1,2,3 & 4 referred above):

The Project Proponent shall submit assessment of ecological damage, remediation plan and natural and community resource augmentation plan since its construction being violation case which shall be later incorporated as an independent chapter in the environment impact assessment report as follows:

- a) Ecological Damage
 - b) Remediation plan
 - c) Natural and community resource augmentation plan with quantification
1. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isopleths) of PM10, PM2.5, So2, NO2, CO vis a vis wind rose diagram
 2. The PP should submit incremental load statement with respect to existing approved capacity.
 3. The PP should submit proper solid waste management plan with respect to provision of new waste management rules for all types of waste generated with details of provisions of organic waste converter within the project site.
 4. The PP should submit Land use cover map of site and surrounding study area based on satellite images.
 5. The PP should submit Traffic circulation management plan.
 6. The PP should submit EMP provisions and compliance thereof.
 7. 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.
 8. The PP in EIA/EMP report should enclosed credible legal action u/s 19 read with section 15 of EPA initiated against the owned by State Govt./SPCB.
 9. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted.
 10. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern.
 11. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS maintained on the basis of retention time.
 12. The PP shall submit the Seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory.
 13. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.
 14. The PP shall submit the Design and location of lighting arrestors for multi storied buildings.
 15. The PP shall submit the Geo Technical studies of project area.
 16. The PP shall increase green cover area from 7.5% to 15%.
 17. The PP shall submit the Mosaic Plan
 18. The PP shall submit the copy of assurances of sewer and water connection
 19. The PP shall submit the letter from HSPCB mentioning that they do not need Aravali and Forest NoC.

255.04 Environmental Clearance for "Commercial Colony in Sector-89 Gurugram by M/s Receptive Buildwell LLP

Project Proponent : Mr. Abhishek Guta
Consultant : Perfect Enviro Solutions Pvt. Ltd.

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIS/283695/2022 dated 16.07.2022 for obtaining Environment Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 246th and 251st meeting of SEAC but deferred on request of PP.

The brief facts of the case are as under:

- The Project Proponent submitted the case to the SEIAA vide online Proposal No. SIA/HR/MIS/283695/2022 dated 16.07.2022 as per the check list approved by the SEIAA/SEAC for obtaining EC under category 8(a) of EIA Notification dated 14.09.2006.
- The plot area under development will be 9585.916 m² (2.36875 Acres) and the built-up area will be 38,948.20 m².
- The License has been granted by DTCP Haryana vide License no. 48 of 2022 to M/s Receptive Buildwell LLP for setting up a commercial colony over an area 2.36875 Acres.
- The activities in the proposed complex will be the Retail, Restaurant, Family Entertainment Center & Hall.
- Zoning has been approved by Directorate of Town and Country Planning on dated 20.04.2022
- Water Assurance for the construction purpose from the tertiary treated water from STP has been obtained by GMDA vide letter no-GMDA/SEW/2022/748 on 22.06.2022.
- Water Assurance for Operation phase from GMDA has been obtained vide letter no EE (Proj)/GMDA/2022/345 on 22.06.2022.
- Sewerage NOC from GMDA has been obtained vide letter no GMDA/SEW/2022/747 on 22.06.2022.
- Storm water NOC from GMDA has been granted vide letter no GMDA/Drainage/2021/1410 dated 22.06.2022.
- Permission from Airport Authority of India for height clearance has been issued vide letter no. AAI/RHQ/NR/ATm/NOC/2022/144/561-564 Dated 15.03.2022.
- Forest NOC from Deputy Conservator of Forest has been granted dated 25.01.2022
- Aravalli NOC from DC Gurgaon has been issued vide letter no. 62/MB dated 27.06.2022.
- Structural Stability Certificate has been issued by Structural Engineer on 02.07.2022.
- No objection certification of the power load has been issued by Dakshin haryana Bijli Vitran Nigam vide letter no. Ch.54/Drg.-PLC dated 17.07.2022.
- Permission granted for Right of Way for laying services across revenue rasta by Municipal Corporation of Gurgaon vide letter no. MCM/AE-Elect./2022/941 dated 21.10.2022

Then the case was taken up in 255th meeting held on 14.11.2022. The PP presented the case before the committee. The committee discussed the case and raised the following observations:

1. The PP shall submit the CA certificate.
2. The PP shall install 4 anti smog guns.
3. The PP shall increase solar power 3 to upto 5% of total power load.
4. The PP shall submit the affidavit regarding ZLD.

PP submitted the reply of above mentioned observation alongwith an affidavit as below:

1. During the summer season, Zero liquid Discharge will be achieved in the project.
2. Excess treated water of 7 KLD in the winter season and 13 KLD in Monsoon season will be discharged into the sewer line for which permission has already been obtained from GMDA. This is due to the less water requirement in gardening and cooling in winter & monsoon season.
3. Provision of Renewable energy in the form of solar from 3% to upto 5% of total power load will be given.

The PP also submitted following basic detail and EMP details:

Table 1 Basic Details

Name of the Project: Commercial Colony in Sector-89 Gurugram being developed by M/s Receptive Buildwell LLP			
S. No.	Particulars	Unit	Proposed Details
	Online Project Proposal Number	SIA/HR/MIS/283695/2022	
1	Latitude	28°24'40.52"N	
2	Longitude	76°57'0.44"E	
3	Plot Area	m2	9585.916
4	Net Plot Area	m2	-
5	Proposed Ground Coverage	m2	4,575.36
6	Proposed FAR	m2	16770.0
7	Non FAR Area	m2	22,178.20
8	Total Built Up area	m2	38,948.20
9	Total Green Area with Percentage	m2	1,437.89 i.e. 15 % of plot area
10	Rain Water Harvesting Pits	No.	04
11	STP Capacity	KLD	170
12	Total Parking	ECS	398
13	Organic Waste Converter	No.	01
14	Maximum Height of the Building	m	22.75
15	Power Requirement	kVA	1610 KW
16	Power Backup	kVA	3 No. (2 x 910 kVA & 1 x 750 kVA)
17	Total Water Requirement	KLD	207
18	Domestic Water Requirement	KLD	70
19	Fresh Water Requirement	KLD	78
20	Treated Water	KLD	129
21	Waste Water Generated	KLD	141
22	Solid Waste Generated	kg/day	1,128

23	Biodegradable Waste	kg/day	456
24	Number of Towers	No.	1
25	Dwelling Units/ EWS	No.	-
26	Salable Units	No.	-
27	Basement	No.	2
28	Community Centre	No.	-
29	Stories	-	2 B+LG +3
30	R+U Value of Material used (Glass)	R- 0.344(in Sqm. Deg C/ Watts) U- 2.9(in Watts/ Sqm. Deg C)	
31	Total Cost of the project:	i) Land Cost	91.0
		ii) Construction Cost	
32	CER	Lacs	5.0 (Social activities)
33	EMP Cost/Budget	Lacs	Capital Cost -188.4 Recurring Cost -27.3
34	Incremental Load in respect of:		
	i) PM 2.5	µg/m ³	0.10
	PM10	µg/m ³	0.30
	SO ₂	µg/m ³	0.50
	NO ₂	µg/m ³	1.00
	CO	µg/m ³	3.00
35	Construction Phase:	Power Back-up	125 x 1 KVA, 1 x 62.5 KVA & 1 x 250 KVA
		Water Requirement & Source	Total water requirement: 14 KLD Source: GMDA (STP Treated water)
		STP (Modular)	Waste water of 7 KLD will be generated and will be discharged to a septic tank followed by a soak pit.
		Anti-Smog Gun	2 nos. will be installed at the site.

Table 2 – EMP Details

Capital Cost			
S. No.	Description	Capital Cost (Rs in Lakhs)	Timeline (In Months)
1	Landscaping	12.0	36 Months
2	Use of solar	26.4	30 Months

3	Sewage treatment plant	60.0	30 Months
4	Solid Waste Management for installation of Organic waste converter for treatment of biodegradable waste	18.0	30 Months
5	DG Stack & Acoustic Treatment	20.0	30 Months
6	Rain Water Harvesting (6 Lakhs per Unit)	25.0	36 Months
7	Air management- Online Air Monitoring System	7.0	24 Months
8	Anti smog Gun during construction phase for dust suppression	10.0	24 Months
9	Wildlife Activity Plan	5.0	36 Months
10	Social Activities	5.0	36 Months
	Total	188.4 (2% of the total project Cost)	

Recurring Cost		
S. No.	Description	Recurring Cost (Rs In Lakhs/year)
1	Landscaping	2.00
2	Solar Maintenance	3.00
3	STP (excluding electrical consumption)	10.00
4	Solid Waste Management	3.00
5	Acoustic Enclosure	0.30
6	Rain Water Harvesting	2.00
7	Environmental Monitoring	3.0
8	Provision of PPE to maintenance staff	2.0
9	Misc	2.0
	Total	27.3

As baseline quality of Air in that area is slightly higher than the NAAQS hence project proponent committed to adopt the Mitigation measures as under:

During the Construction phase.

- Dust mitigation measures will be taken as per Environment (Protection) Amendment Rules, 2018 dated 25.01.2018.
- 2 nos. of Anti smog guns will be installed at the site.
- DG sets of 1 x 250 kVA, 1x62.5 kVA & 1x125 kVA will be installed and appropriate stack height will be provided as per CPCB norms.

During Operation Phase

- DG sets of capacity 2x910 KVA & 1x750 KVA will be installed in the basement) will have stack height of 6 m above roof level as per CPCB norms. Low sulphur Diesel will be used as a fuel in DG sets.
- Plantation of 120 no. of native species will be done.

A detailed discussion was held on the submission as well as presentation made by the PP before the committee. After discussion, the committee considered the submission of PP and rated this project with **“Gold Rating”** and was of the unanimous view that this case should be recommended to the SEIAA for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India alongwith the following specific and general stipulations:

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
4. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
5. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
6. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are

- desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **1,437.89 i.e. 15 % of 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. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used
 9. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
 10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
 11. The PP shall not carry any construction above or below the Revenue Rasta, if any
 12. The PP shall not carry any construction below the HT Line passing through the project, if any.
 13. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
 14. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
 15. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
 16. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
 17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
 18. **04 Rain Water** harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
 19. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
 20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
 21. The PP shall increase the capacity of STP already installed
 22. The PP shall submit the time schedule of Green Area Development, plantation, STP, OWC, RWH.
 23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
 24. The PP shall increase use of **solar power from 3% to upto 5%** of total power demand.
 25. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
 26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
 27. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
 28. The PP shall install **02 nos. of Anti smog guns** at the project site.

B. Statutory Compliance:

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

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

I Air Quality Monitoring and Preservation

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

II Water Quality Monitoring and Preservation

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

drains.

19. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

V Waste Management

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

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

VI Green Cover

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

VII Transport

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

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

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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous:

1. The PP has submitted concept planning as such PP will have to obtain fresh environment clearance in case there is change in the planning.
2. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
3. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition

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

255.05 EC for Proposed Residential Plotted Colony under DDJAY SCHEME on land measuring 8.7465 acres situated in the revenue estate village Naurangpur, sector 79 & 79 B, Gurugram, Haryana by M/s Loon Land Development Limited

Project Proponent : Mr. Satya Pal Singh
Consultant : Ind Tech House Consult

The project was submitted to the SEIAA, Haryana vide online proposal No. SIA/HR/MIS/72456/2022 dated 08.06.2022 for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006. Project proponent has submitted scrutiny fees DD No. 500493 Dated: 29.04.2022 Amount Rs.2,00,000/-

The case was taken up in 245th & 247th meeting of SEAC, Haryana held on 25.07.2022 & 09.07.2022, respectively for appraisal. The SEAC recommended the case to SEIAA for granting Environmental Clearance in 247th Meeting.

The recommendations of SEAC were taken up in the 146th meeting of SEIAA held on 20.09.2022. However, Authority referred back the case to SEAC with the following observations:

- 1) The project proponent has mentioned that 105 KLD treated water will be disposed of in the nearby construction activities as well as Green belt of HUDA which appears not to be feasible & practical.
- 2) Assurance with regards to discharge of excess treated water.
- 3) Clear-cut status of licence indicating that the Project Proponent (PP) is owner and has possession of the land/right to use.
- 4) Approved Zoning Plan
- 5) Status of Revenue Rasta (Within or outside the project boundary).

The case was taken up in 251st meeting of SEAC held on 10.10.2022. The case was deferred till the reply of observation of SEIAA is submitted by the PP/Consultant.

The PP submitted the reply of the observations raised by SEIAA vide letter dated 29.10.2022 as under:

S. No.	Observations	Reply
1	The project proponent has mentioned that 105 KLD treated water will be disposed of in the nearby construction activities as well as Green belt of HUDA which appears not to be feasible & practical.	PP has revised the water balance and stated that Excess treated water will be discharged into public sewer and assurance of GMDA attached as Annexure 1.
2	Assurance with regards to discharge of excess treated water.	PP has submitted Sewer assurance obtained by GMDA vide memo no. GMDA/SEN/2022/1210 dated 27/10/2022 and attached as Annexure 2.
3	Clear-cut status of license indicating that the Project Proponent (PP) is owner and has possession of ¹ the land/ right to use.	PP had applied for License under DDJAY policy and at present PP has obtained LOI vide memo no. LC-4210-JE(DS)-2022/32029 dated 20/10/2022 and attached as Annexure 3.
4	Approved Zoning Plan.	PP has submitted that Currently the project has applied for license under DDJAY scheme and LOA has been granted to the project. Only after obtaining license we can obtain the

		zoning Approval.
5	Status of Revenue Rasta (Within or outside the project boundary).	PP submitted that Revenue Rasta falls outside of the project boundary.

Thereafter, the case was taken up in 255th meeting held on 14.11.2022. The PP presented the case before the committee. The committee discussed at length the reply submitted by PP vide letter dated 25.10.2022. After detail deliberation, the committee reiterated the previous recommendation conveyed to SEIAA vide MoM of 247th SEAC meeting for granting EC.

255.06 EC for Expansion of Group Housing Colony at Sector 48, Gurugram, Haryana by M/s Sweta Estates Pvt Ltd

Project Proponent : Mr. Saurav Bharadwaj
Consultant : Gaurang Consultants(P) Ltd.

The EIA/EMP report was submitted to the SEIAA, Haryana vide online proposal No. SIA/HR/MIS/68360/2015 dated 03.06.2022 for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006.

The PP has submitted scrutiny fee amounting to Rs.2,00,000/- vide DD No.507024 dated 26.11.2021 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

The case was taken up in 244th meeting of SEAC, Haryana held on 09.07.2022 and recommended the case to SEIAA for grant of EC.

The recommendations of SEAC were taken up in the 144th meeting of SEIAA held on 09.08.2022. SEIAA observed that the project proponent has obtained Environmental Clearance of 562141.739 Sq. Meters and now has proposed addition of 8826.641 Sq. Meters in the existing EC already granted by the Government of India. The total built-up area proposed after expansion will be 570968.38 Sq. Meters unit.

After going through the above facts and records, the Authority decided to refer the case back to SEAC to examine the case with respect to the status of construction of existing site with detailed report of FAR and Non FAR areas and status of construction of the proposed expansion and submit its recommendations for further consideration.

Further, it was decided to depute a sub-committee comprising of Dr. Rajbir Singh Bondwal, IFS (Retd.), Member SEAC and a representative of HSPCB to verify the status of existing construction and proposed construction on ground and to send a comprehensive report within 10 days.

Vide SEIAA order dated 20.10.2022, Dr.Sandeep Kumar Gupta, Member SEAC was nominated in place of Shri Rajbir Bondwal during his leave period to carry out the site visit.

The case was taken up in 255th meeting held on 14.11.2022. The site visit report in this case is still awaited. The PP appeared before the committee and has submitted that Dr.Sandeep Gupta, Member, SEAC has conducted site visit on 01.11.2022. However, Dr.Sandeep Gupta, Member, SEAC has sent an email dated 14.11.2022 that he is unable to attend the meeting due to sickness and

could not prepare site inspection report. He has further stated that site inspection report will be submitted as early as possible. Accordingly, the committee decided to defer the case for next meeting and Sub-Committee, SEAC Member is requested to submit the site visit report, positively before the next meeting.

255.07 EC for compliance under violation category for the project Expansion of Residential Group Housing Colony (Township Residential Complex and Commercial complex) at Village Rasoi, G. T. Karnal Road, Sector 61, Sonipat, Haryana by M/s CMD Pardesi Developers Pvt. Ltd

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

The project was submitted to the SEIAA, Haryana on 19.04.2018 received in the SEAC on 27.04.2018 for the extension of validity of ToR under violation category approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively.

The ToR under violation category with total plot area 14.149 acres was granted on 07.08.2018 but thereafter there is no response from the PP. This case has been taken up in various meetings by SEAC but all the time PP did not appear before the Committee on one or the other pretext and all the time sought deferment of the case.

A sub-committee for site visit was also constituted in this case. During the site visit, the representative of PP conveyed their willingness to apply to get the validity of ToR under violation category extended for further appraisal. The Committee conveyed to SEIAA along with the recommendations of SEAC vide earlier MoM's regarding violation and taking action under the provisions of the Section 15 read with 19 of the Environment (Protection) Act, 1986.

The recommendation of SEAC was considered in the 132nd Meeting of SEIAA held on 21.12.2021 and the Authority decided to refer back the above said case to SEAC with the following observations:

- a) Whether PP has applied under the Violation Window period as per Notification dated 14.03.2017.
- b) Authority found out that one Member SEAC has sent a mail dated 02.12.2021 stating that the visit reports of sub-committee are not being circulated among the constituent members of SEAC and such cases could not be thoroughly deliberated.
- c) Further, SEAC is being directed to examine the case in the light of recent judgment of Hon'ble Supreme Court dated 9th December, 2021 in Civil Appeal No. 7576-7577 of 2021.

Thereafter, the case was taken up in 246th Meeting of SEAC. The PP and consultant submitted that since the submission of EIA report to SEIAA vide online proposal no.102984/2019 dated 23.04.2019, some changes/addition have been made in the built up area and occupancy has also come up as PP has obtained occupation certificate from Town and Country Planning Department and consent to operate from HSPCB on dated 05.01.2021 for built up area 134762.5 sqm. Therefore, a

revised/updated EIA study has to be submitted /uploaded on PARIVESH portal. Further the damage assessment, natural and community resource accommodation shall have to be revised as per SoP dated 07.07.2021 from MoEF&CC.

The detailed deliberations were held and committee was of the view that before appraisal of the project under violation category, the case be recommended to SEIAA to allow the project proponent as following:

1. The PP shall submit a revised EIA report as per the OC Certificate obtained from Town and Country Planning Department and consent to operate obtained from HSPCB.
2. The damage assessment, natural and community resource augmentation shall also be revised as per SoP dated 07.07.2021 issued by MoEF&CC as earlier EIA report submitted on dated 23.04.2019 in SEIAA was not as per the SoP.

The recommendations of SEAC were considered in 145th meeting held on 08.09.2022. After having gone through the facts and records placed on the file; the Authority deemed it appropriate to constitute a sub-committee comprising of Sh. Rajbir Singh Bondwal, IFS (Retd.), Member, SEAC, Sh. Vivek Sexana, IFS, Member SEAC and Sh. Bhupinder Singh Rinwa, Member Secretary, SEAC to verify the actual/current status of the project. Regional Officer, HSPCB, Sonipat will assist the Sub-Committee. The Sub-Committee will submit report within 15 days, positively.

Accordingly, the case is referred back to SEAC with the advice to re-look at the case with regard to its earlier recommendations, site visit report, scrutiny fee and current status of credible action.

Vide SEIAA order dated 20.10.2022, Dr.Sandeep Kumar Gupta, Member SEAC was nominated in place of Shri Rajbir Bondwal during his leave period to carry out the site visit..

The case was taken up in 255th meeting held on 14.11.2022. The site inspection report in this case is still awaited. After detailed discussion, the committee raised following observation:

1. The PP shall submit the requisite scrutiny fee
2. The PP shall submit the credible action

The PP submitted that site visit has been conducted by the sub-committee, however, report is still awaited. Accordingly, the committee decided to defer the case and to be taken up after the receipt of site visit report of sub-committee.

255.08 EC for Affordable Group Housing Colony Project at Village Dhanwapur, Sector 104, Gurugram, Haryana by M/s Apricus Hills Private Limited

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

The Project Proponent submitted the case to the SEIAA vide online Proposal No. SIA/HR/MIS/261786/2022 dated 15.03.2022 for obtaining EC under category 8(a) of EIA Notification dated 14.09.2006. On the disclosed cost of the Project i.e. Rs.233 Crore, Project Proponent has

deposited Scrutiny fees of 2,00,000/- vide DD No. 322308 dated 11.03.2022 in compliance of Haryana Govt. Notification dated 14.10.2021.

The said case was taken up in 249th meeting of SEAC held on 22.09.2022 and SEAC recommended the Project to SEIAA for grant of Environment Clearance.

The recommendations of the Expert Appraisal Committee were taken up in the 148th meeting of SEIAA held on 27.10.2022.

The Authority after due deliberations and perusal of record observed that RoW (Right of Way) in regard to the Revenue Rasta passing through the Project area is without NOC/Permission from the Competent Authority. The request of Project Proponent regarding laying of separate utility services across the Revenue Rasta can't be allowed by the said Authority without permission from the Competent Authority (as the ownership of the land revenue rasta vest in Govt. Departments).

Further, perusal of records reflects variation in the Khasra Nos mentioned in Aravali NOC and land details mentioned in the license issued by the Town & Country Planning Department, Haryana.

In view of the above, the case was referred back to SEAC with the advice to re-look into the above mentioned points.

Thereafter the case was taken up in 255th meeting held on 14.11.2022. The PP submitted the following reply:

S. No.	Query	Reply
1.	The Authority after due deliberations and perusal of record observed that RoW (Right of Way) in regard to the Revenue Rasta passing through the Project area is without NOC/Permission from the Competent Authority. The request of Project Proponent regarding laying of separate utility services across the Revenue Rasta can't be allowed by the said Authority without permission from the Competent Authority (as the ownership of the land revenue rasta vest in Govt. Departments).	<p>We would like to inform you that we are not encroaching or laying services across the revenue rasta passing through the project site. We have proposed separate services for the project. We have already submitted affidavit stating the same. Copy of the same is enclosed as Annexure I.</p> <p>Water calculation along with separate water balance is enclosed as Annexure II.</p> <p>Site Plan showing separate services is enclosed as Annexure III.</p> <p>Zoning Plan is also approved and same is enclosed as Annexure IV.</p>
2.	Further, perusal of records reflects variation in the Khasra Nos mentioned in Aravali NOC and land details mentioned in the license issued by the Town & Country Planning Department, Haryana.	<ul style="list-style-type: none"> As per the Aravali records complete Killa No. 11 (7-0) is granted NOC whereas we, Apricus Hills Pvt. Ltd. has acquired only part i.e. Killa No. 11 min (0-10) which is mentioned in the report of Deputy Conservator of Forests vide letter no. 2336-G dated 10.12.2021 and same in licence granted by DTCP. Affidavit stating that we will only use Killa No. 11 min (0-10) out of Killa No. 11 (7-0) as per licence granted which is enclosed as Annexure V. Khasra no's of project site are Rect No. 18;

		<p>Killa No. 11 min, 19/2, 20, 21/1, 12/2/2, 13, 18/1, 19/1, 18/2/2 for total plot area 5.0375 acres. Licence showing the same is enclosed as Annexure VI.</p> <ul style="list-style-type: none"> • Copy of Aravali NOC is enclosed as Annexure VII.
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The committee discussed the reply. The PP has submitted that they have not encroached upon or laid services across the revenue rasta which is passing through the revenue rasta and separate services have been proposed. The PP has also submitted an affidavit in this regard. The revised water calculation, site plan and zoning plan has also been submitted.

It is also submitted that the PP has only acquired part i.e. Killa No. 11 min (0-10) which is mentioned in the report of Deputy Conservator of Forests which is also mentioned in the licence issued by DTCP. Affidavit has also been submitted by PP in this regard.

After detailed discussion, the committee reiterated the previous recommendation conveyed to SEIAA vide MoM of 249th SEAC meeting for granting EC.

255.09 EC for Proposed Commercial Complex “GR Corporate Tower” coming up at Plot No. 7B, Sector 18, Maruti Industrial Complex, Gurugram (IT/ITEs), Haryana by M/s G R Infraprojects Limited

Project Proponent : Mr. Anil Kumar
Consultant : Gaurang Environmental Solutions Pvt. Ltd.

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIS/271393/2022 dated 05.05.2022 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 244th meeting of SEAC, Haryana held on 08.07.2022 but deferred on request of PP.

The case was taken up again in 251st meeting of SEAC, Haryana held on 10.10.2022. However, an email dated 10.10.2022 received vide which the consultant made a request to defer the case. The committee acceded with the request and defer the case for next meeting.

A withdrawal request dated 12.10.2022 received from PP stating therein that due to some technical changes in the project, they would like to withdraw their application.

Then the case was taken up in 253rd meeting held on 21.10.2022. However, the case was deferred on request of PP.

The case was taken up in 255th meeting held on 14.11.2022. The PP alongwith consultant appeared before the committee and submitted a letter dated 14.11.2022 to the effect that they have revised the details of project proposal No.SIA/HR/MIS/271393/2022 and intend to withdraw the said application. The committee discussed thoroughly on the submission made by the PP and recommended the case to SEIAA for delisting this proposal as PP has separately applied for the same project vide proposal number SIA/HR/INFRA2/402200/2022 for grant of Environment Clearance.

255.10 EC for Proposed Commercial Complex Project “G R Corporate Tower” coming up at Plot No. 7B, Sector 18, Maruti Industrial Complex, Gurugram (IT/ITEs), Haryana by M/s G R Infracorps Limited

Project Proponent : Mr. Anil Kumar
Consultant : Gaurang Environmental Solutions Pvt. Ltd.

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/INFRA2/402200/2022 dated 08.10.2022 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 253rd meeting held on 21.10.2022. However, the case was deferred on request of PP.

The case was taken up in 255th meeting held on 14.11.2022. The PP presented the case before the committee. Vide letter dated 14.11.2022, the PP submitted the point wise clarifications to the documents sought by SEIAA vide letter dated 11.10.2022 (copy attached)

During the SEAC meeting, the committee raised the observations and PP replied vide letter dated 14.11.2022 as under:

S. No.	Observations	Response
1.	Solar capacity shall be increased to 3% of the connected load.	Solar capacity will be increased from 75 kW to 150 kW (3% of the connected load). Affidavit enclosed as Annexure I .
2.	STP capacity to be increased to minimum 1.25 times of the waste water generation.	STP capacity will be increased from 150 KLD to 170 KLD. Affidavit enclosed as Annexure I .
3.	CA certificate for the estimated project cost	The project cost has increased from Rs. 140 cr to Rs. 152.84 cr after inclusion of land cost. CA certificate of the total project cost is enclosed as Annexure IA .
4.	Revised cost of EMP.	Cost of EMP has been increased from Rs. 649 lacs to Rs. 724 lacs due to increase in capacities of STP & solar and project cost. Revised table is enclosed as Annexure IV
4.	Submit Zoning Plan approval letter	Enclosed as Annexure II .
5.	Permission of tree felling and tree transit/transportation on Non –forest Land from Divisional Forest Officer is to be submitted.	Letter dated 05.05.2022 from DFO is enclosed as Annexure III .

The PP submitted an Affidavit stating therein as below :

1. That, the land for the proposed project was allotted in the year 1982 and transferred to Har Durgesh Industries in 1992 (page 13 of the agreement with HSIIDC). There is an existing building at site having built up area of 1450 sq. m. constructed prior to 2006. The land has now been transferred and reallocated to GR Infracorps Ltd. in 2021 (copy of allotment letter and agreement is enclosed as **Annexure I**)
2. That, the same existing building will be demolished (the building is in dilapidated conditions which is clearly depicted in the photographs enclosed herewith as **Annexure II**) for construction of the new office building project and the demolition waste will be reutilised within the project to the best possible extent, while the other inert waste will be disposed off as per the provisions laid in the Construction & Demolition Waste Management Rules, 2016 (MoEF&CC).

3. That, the project does not require Aravalli Clearance and Forest NOC since the project is located inside the notified Industrial Complex of HSIIDC (as per the HSPCB Notification dated 01st April, 2012, Annexure D- Copy of the Notification is enclosed as **Annexure III**).
4. That, the water supply to the project will be met through HSIIDC supply as per the agreement executed between HSIIDC & GR Infraprojects Ltd dated 30.12.2020 (point no 24 & 25. Copy of the agreement enclosed as **Annexure I** as above)
5. That, the excessive treated water from STP will be drained into HSIIDC sewerage network as per the agreement executed between HSIIDC & GR Infraprojects Ltd dated 30.12.2020 (point no 24 & 25. Copy of the agreement enclosed as **Annexure I** as above)
6. That, Solar power capacity shall be increased from 75 KW to 150 KW (3% of the connected load) will be installed.
7. That, STP capacity will be increased from 150 KLD to 170 KLD (i.e. 1.25 times of the waste water generated)
8. That, anti-smog guns will be installed at the project site.

The PP also submitted basic and EMP details as below:

Table 1 – Basic Details

Name of the Project: Proposed Commercial Project "G R Corporate Tower" coming up at Sector-18, Maruti Industrial Complex of HSIIDC, Gurugram, Haryana.		
Sr. No.	Particulars	Details
1.	Latitude	28°29 '32.55 "N
2.	Longitude	77°4'13.99"E
3.	Total Plot Area	9726.17 sq.m.
4.	Built Up area	38,819sq. m
5.	Proposed Ground Coverage	40% (3890 sq. m)
6.	Permissible Ground Coverage	39.78% (3870 sq.m)
7.	Permissible FAR	Standard: @2.5 (24,315 sq. m) Additional @12% Additional FAR for Green Certification (1167 sq.m) Total: 2.62 (25,482 sq.m)
8.	Proposed FAR	2.6017 (25,305 sq.m)
9.	Green Area	2465 sq.m (25.34% of total plot area)
10.	Rain Water Harvesting Pits	4 nos.
11.	STP Capacity	170 KLD
12.	Parking Required	340 ECU
13.	Parking Provided	614 ECU
14.	Organic Waste Converter	600 kg/day
15.	Maximum Height of the Building (m)	37.1 m
16.	Power Requirement	Connected load : 4980KW Maximum demand : 2057 KW
17.	Source	DHBVN
18.	Power Backup	(1250 kVA : 2 nos.+750 kVA:1 nos.)
19.	Total Water Requirement	172 KLD

20.	Fresh Water Requirement	90 KLD	
21.	Recycled/Treated Water Requirement	82 KLD	
22.	Waste Water Generated	134 KLD	
23.	Solid Waste Generated	1440 kg/day	
24.	Biodegradable Waste	576 kg/day	
25.	Number of Towers	1 nos.	
26.	Basement	2 no.	
27.	Stories	2 basements + GF + 7 floors	
28.	R+U Value of Material used (Glass)	U Value (Btu/hr.ft² F) : Roof : 0.049 Wall : 0.065	
29.	Total Cost of the project:	Rs. 152.84 Cr.	
30.	Total EMP budget	Rs. 724 lacs	
31.	Incremental Load in respect of:	PM 2.5	178.56µg/ m ³
		PM 10	136.28 µg/ m ³
		SO _x	24.50 µg/ m ³
		NO _x	41.30 µg/ m ³
		CO	1.26 mg/ m ³

Table 2: EMP Budget

S. No.	Particulars	Capital Cost	Annual recurring cost
1.	Acoustic enclosures & stack attached to DG sets	45 lacs	5 lacs
2.	STP	50 lacs	5 lacs
3.	Rain water harvesting	17 lacs	3 lacs
4.	Solid waste management	50 lacs	10 lacs
5.	Pollution monitoring	-	1.0 lacs
6.	Firefighting & emergency handling	250 lacs	2 lacs
7.	Green Belt	2 lacs	1.5 lacs
8.	Solar PV	80 lacs	6 lacs
9.	Socio EMP (1.5% of the project cost)	230 lacs	--
	TOTAL	Rs. 724 lac	Rs. 33.5 lacs

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

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
5. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
6. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
7. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **2465 sq.m (25.34% 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. In basements adequate ventilation/Exhaust fans shall be provided so that the polluted basement air shall be recharged from the cutouts located at the ground level.
10. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint
11. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The PP shall not carry any construction above or below the Revenue Rasta.
14. The PP shall not carry any construction below the HT Line passing through the project.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.

17. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
18. The PP shall enhance **Solar capacity from 75 kW to 150 kW (3% of the connected load)**.
19. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
20. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
21. **04 Rain Water Harvesting pits** shall be provided for rainwater usages as per the CGWB norms.
22. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
23. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction and operational phase and shall use the treated water, if feasible.
24. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
25. The PP shall provide the mechanical ladder for use in case of emergency.
26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
27. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.

B. Statutory compliance:

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

I Air Quality Monitoring and Preservation

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

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

II Water Quality Monitoring and Preservation

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

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

III Noise Monitoring and Prevention

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

sources.

IV Energy Conservation Measures

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

V Waste Management

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

VI Green Cover

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

VII Transport

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

VIII Human Health Issues

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

of the project.

IX Corporate Environment Responsibility

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

X Miscellaneous

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

255.11 EC for Proposed Residential Group Housing Colony in the Revenue Estate of Village Pawala Khusrupur, Sector-106, Gurgaon Manesar Urban Complex, Haryana by M/s Airmid Developers Ltd and Others

Project Proponent : Mr. Rahul Singh
Consultant : Vardan EnviroNet

The project was submitted to the SEIAA, Haryana vide online proposal SIA/HR/INFRA2/402402/2022 dated 29.10.2022 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. Auto ToR has been granted by SEIAA Haryana vide letter no. SEIAA/HR/2022/243 dated 14.09.2022.

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:-

1. PP has submitted acknowledgement from IGBC for Green Building. The PP has also submitted receipt of application to competent authority for TOD approval.
2. The land falls under the residential zone as per the Gurugram Master Plan 2031.
3. The project has been granted license No. 79 of 2012 dated 17.08.2012, which is renewed upto dated: 16.08.2024. & License no.11 of 2013 dated 12.03.2013 which is renewed upto dated: 11.03.2024.
4. The PP submitted the copy of DD of Rs.2 lakh as scrutiny fees in favor of MS, SEIAA.
5. Applications for Obtaining ToR has been submitted to SEIAA Haryana on 01.09.2022 vide Proposal No. SIA/HR/MIS/83091/2022.
6. Auto ToR has been granted by SEIAA Haryana vide letter no. SEIAA/HR/2022/243dated: 14.09.2022.
7. Final EIA has been prepared on the basis of Granted standard ToR by SEAC Haryana and Submitted vide proposal no. SIA/HR/INFRA2/402402/2022 dated: 29.10.2022.
8. PP has submitted approved Zoning Plan
9. PP has submitted the following NOC's i.e Water assurance, Sewerage assurance, Aravalli NOC, Forest NOC, Airport Authority of India NOC (AAI NOC) obtained from concerned department.

The case was taken up in 255th meeting held on 14.11.2022. The PP presented the case before the committee. The committee discussed the case and raised the following observations:

1. The PP shall submit the Revised EMP
2. The PP shall submit an Affidavit regarding no litigation is pending against the project.
3. The PP shall submit the CA certificate
4. The PP shall submit the Undertaking regarding High tension (HT) line and Solar panel capacity to be increased from 40 KW to 80 KW.
5. The PP shall submit the Water Assurance
6. The PP shall submit the Sewerage assurance
7. The PP shall submit the Revised Landscape plan

The PP submitted reply along with an undertaking mentioning therein:

- ❖ That they will not carry any construction activity below High Tension Line Area.
- ❖ That we will increased Solar panel capacity from 40 KW to 80 KW.

PP also submitted the basic and EMP details of the project as below:

Name of the Project: Proposed "Residential Group Housing Colony" over a land area measuring 24.10 acres in the revenue estate of Village: Pawala Khusrupur, Sector – 106, Gurgaon Manesar Urban Complex, and Haryana by Airmid Developers Ltd and Others.		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/402402/2022
2.	Latitude	28°30'5.97"N
3.	Longitude	77° 0'4.96"E
4.	Plot Area	97,529.085 m ² / 24.10 Acres
5.	Net Plot Area	97,529.085 m ² / 24.10 Acres
6.	Proposed Ground Coverage (21.445%)	20,916.000 m ²
7.	Proposed FAR	3,15,256.85 m ²
8.	Non FAR Area	1,58,688.000 m ²
9.	Total Built Up area	4,73,945.000 m ²
10.	Total Green Area with (25.21% of plot area)	24,587.9630 m ²
11.	Rain Water Harvesting Pits (with size)	24 RWH Pits Length: 4 Meter Width: 3 Meter Depth: 4.7 Meter Volume of a Single Pit: 56.40 M ³
12.	STP Capacity	1070 KLD
13.	Total Parking	3,049 ECS
14.	Organic Waste Converter	Total 7 nos. of OWC of capacity 4,750 Kg/day (2×1,250, 4×500 & 1×250 Kg/day)
15.	Maximum Height of the Building (m)	133.90 m till terrace floor
16.	Power Requirement	13,407 KW (14,897 KVA)
17.	Power Backup	9 nos. DG sets of total capacity of 15000 KVA i.e. (4no.×2000 kva+4no.×1500 kva+1no.×1000 kva)
18.	Water Requirement	1178 KLD
19.	Domestic Water Requirement	739 KLD
20.	Fresh Water Requirement	739 KLD
21.	Treated Water	439 KLD

22.	Waste Water Generated	887 KLD
23.	Solid Waste Generated	6463 Kg/day
24.	Biodegradable Waste	3,878 Kg/day
25.	Basement	3 nos
26.	Number of Towers	11
27.	Dwelling Units/ EWS	Dwelling Units: 1232 EWS : 218 Servant Units: 896
28.	Community Center area (Club House)	9290 m ²
29.	Commercial area	584.00 m ²
30.	Aganwadi cum Crenche	NA
31.	Stories	Stilt/Ground Floor to 39th Floor
32.	R+U Value of Material used (Glass)	U Value: 5.5 w/sqm k SHGC: 0.9
33.	Total Cost of the project	Land Cost Construction Cost
		Total Cost of Project: 1124 Cr.
34.	EMP Budget	EMP Budget: 2248 Lakhs.
35.	Incremental Load in respect of:	PM 2.5 PM 10 SO ₂ NO ₂ CO
		0.2365 0.6286 1.72629 2.42353 0.000727

Table 2 – EMP Details

During Construction Phase			During Operation Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	15.00	40.00	Waste Water Management (Sewage Treatment Plant)	450.00	370.00
Garbage & Debris disposal	0.00	15.00	Solid Waste Management (Dust bins & OWC)	53.00	160.00
Green Belt Development	15.00	20.00	Green Belt Development	120.00	200.00
Air, Noise, Soil, Water Monitoring	0.00	10.00	Monitoring for Air, Water, Noise & Soil	00.00	25.00
Rainwater harvesting system (24 pits)	60.00	10.00	Rainwater harvesting system	00.00	50.00
Dust Mitigation Measures Including site barricading, water	55.00	15.00	DG Sets including stack height and acoustics	250.00	50.00

sprinkling and anti-smog gun)					
Medical cum First Aid facility (providing medical room & Doctor)	30.00	80.00	Energy Saving (Solar Panel system)	100.00	15.00
Storm Water Management (temporary drains and sedimentation basin)	35.00	5.00			
Total	210 Lakhs	195 Lakhs	Total	973 Lakhs	870 Lakhs

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

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment Monitoring Cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time

8. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **24,587.9630 m² (25.21% of plot area)** shall be provided for Green Area development for whole project.
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
13. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
14. The PP shall increase **solar power 3 to 5%** of total power demand.
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, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
19. **24 Rain water harvesting recharge pits** shall be provided for ground water recharging 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 RWH pits
21. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
22. The PP may provide electric charging stations to facilitate electric vehicle commuters.
23. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
24. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
25. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
26. The PP shall get agreement with individual plot holder to plant one tree in each plot.
27. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.

B. Statutory Compliance:

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

- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- [5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
- [6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- [7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- [8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules 2001 as amended in 2020) shall be followed.
- [10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust

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

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

II Water Quality Monitoring and Preservation

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

shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

V Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the

existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed 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 of CER, as applicable.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X Miscellaneous

- i. The project has been appraised on the concept basis as such PP will obtain fresh EC in case of change in the planning.
- ii. 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.
- iii. 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.
- iv. 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.
 - v. 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.
 - vi. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
 - vii. The project proponent shall 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.
 - viii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
 - ix. 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.
 - x. 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.
 - xi. 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
 - xii. 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.
 - xiii. 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.
 - xiv. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
 - xv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
 - xvi. 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.
 - xvii. 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.

255.12 ToR under violation category for the Expansion of Commercial Project 'AIPL Joy Street' at Sector 66, Gurugram, Haryana by M/s Landmark Apartments Private Limited

Project Proponent : None
Consultant : Vardan EnviroNet

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIS/78164/2022 dated 10.06.2022 for obtaining ToR (Violation) under Category 8(a) of EIA Notification 14.09.2006.

The PP has submitted Scrutiny Fee amounting to Rs. 2,00,000/- vide DD No. 844061 Dated: 02.06.2022 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

Thereafter, the case was considered in 246th meeting of SEAC held on 22nd and 23rd August 2022 and recommended to SEIAA for approval of Terms of Reference.

The recommendations of SEAC were considered in 145th meeting of SEIAA held on 09.09.2022. After going through the facts of the case; the Authority decided to refer back the case to SAEAC and constituted a sub-committee consisting of Sh. V.K. Gupta, Chairman, SEAC and Sh. Rajbir Singh Bondwal, IFS (Retd.), Member, SEAC is constituted to check the current status of construction and submit a comprehensive report to the SEAC within 15 days. Further Regional Officer, Gurugram (North) will assist the Committee.

Through vide SEIAA order dated 20.10.2022 that Dr.Sandeep Kumar Gupta, Member SEAC is nominated in place of Shri Rajbir Bondwal during his leave period to carry out the site visit.

The case was taken up in 255th meeting held on 14.11.2022. The sub-committee visited the site on 05.11.2022 and submitted the report. The report of sub-committee was discussed in the meeting and committee decided that case alongwith the original report be sent to SEIAA for granting ToR (under violation category) as already recommended vide MoM of 246th SEAC meeting.

255.13 Modification of EC for expansion of warehouse for storage of non agro produce (Logistic) project Revenue Estate of Village Jamuvas, Tehsil Taoru, Mewat, Haryana by Sh. Mahipal Singh and Others

Project Proponent : Not Present
Consultant : Ind Tech House Consult

The Project was submitted to the SEIAA, Haryana vide online Proposal No. SIA/HR/MIS/275628/2022 dated 30.05.2022 for obtaining Modification in the existing Environmental Clearance granted vide letter No. SEIAA/HR/2019/422 dated 06.11.2019, under Category 8(a) of EIA Notification 14.09.2006. On the disclosed cost of the Project i.e. Rs. 36 Crore, Project Proponent has deposited Scrutiny fees of Rs.1,50,000/- vide DD No. 500398 dated 30.05.2022 in compliance of Haryana Govt. Notification dated 14.10.2021.

The said case was taken up in 249th meeting of SEAC held on 22.09.2022 and SEAC recommended the Project to SEIAA for grant of Modification in existing EC (Environment Clearance).

The recommendations of SEAC were taken up in the 148th meeting of SEIAA held on 27.10.2022. After examining/perusal of the relevant records, the Authority observed that recommendations made by SEAC do not reflect comments and views on the following:

1. Aravali NOC, which was required to be submitted at the time of grant of EC to the Project Proponent is still not visible/available.
2. No comments/views have been expressed by the SEAC on the report of Regional Officer, MOEF & CC, GOI and action taken report submitted by the Project Proponent, where compliance with regard to certain issues has been left un-attended i.e. issues like setting up and operation of STP, Green Belt etc.

SEAC, being an Expert & August Body is expected to give a detailed/comprehensive appraisal and inputs in respect of each case and to further assist SEIAA in quick and timely disposal of case(s).

Under these circumstances, the Authority decided to refer back the said case to the Appraisal Committee (SEAC) to re-look into the omissions and violations made by the Project Proponent in the existing EC.

The case was taken up in 255th meeting held on 14.11.2022. However, PP requested vide letter dated 14.11.2022 to defer the case due to unavoidable circumstances. The committee acceded with the request of PP and deferred the case.
