

**Minutes of the 192<sup>th</sup> Meeting of the State Expert Appraisal Committee (SEAC), Haryana constituted for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006 held on 03.12.2019 & 04.12.2019 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, at Panchkula.**

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List of participants is annexed as “**Annexure-A**”.

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Secretary to give brief background of this meeting. The minutes of the 191<sup>st</sup> Meeting were discussed and approved without any modification. In the meeting 17 numbers of projects received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

**192.01 Environment Clearance for Group Housing Project at Village Itmadpur, Sector 31, Faridabad, Haryana by M/s Standard Brands Limited.**

**Project Proponent : Sh. Vishal Aggarwal**  
**Consultant : M/s Aplinka Solutions Pvt. Ltd.**

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on dated 12.07.2019 for obtaining Environmental Clearance under category 8(a) of EIA Notification dated 14.09.2006.

Thereafter, the case was taken up for appraisal in the 185<sup>th</sup> meeting of the SEAC held on 24.07.2019 but the PP requested in writing for the deferment of the case which was considered and acceded by the SEAC. Again, the case was taken up in 187<sup>th</sup> meeting of SEAC held on 30.08.2019. The PP failed to submit the valid license in the name of M/s Standard Brands Limited as the license was expired in 2014.

The Committee decided to constitute a sub-committee consisting of Sh. A.K. Mehta, Member, SEAC and Sh. R.K. Sapra, Member, SEAC to submit a report on the present status of construction of the project.

The sub-committee visited the site on 20.09.2019 and submitted the inspection report vide letter dated 11.10.2019. Thereafter, the case was taken up in 192<sup>nd</sup> meeting of SEAC held on 03.12.2019 and the report of the sub-committee was placed in the meeting. The PP presented the case before the committee. The Sub-committee reported that the site has one temporary Chowkidar hutment and Kachha Boundary Wall. It is also reported by the committee that PP originally purchased the land from M/s BNT Associates Ltd. on 12.12.2006 through pre-registered deed but thereafter some dispute was noticed before giving the possession at the Govt./HUDA level for some which transfer portion of land was handed over to the PP with total area measuring 2.368 acres as per documents. The committee also submitted that the land is an exchange land with Govt. of Haryana with already existing Kachha Boundary Wall. The presence of hutment was already in the land since its transfer date to the Project Proponent (Affidavit submitted by PP). The committee also reported that the structures which can be seen in the timeline (Google Earth), are not part of this plot and were developed on the adjacent land that has been shown as other's land in the approved site plan. The committee considered and accepted the report of sub-committee that there is no violation at the project site which is under appraisal of the committee.

The Proposed Project is for Environment Clearance of Group Housing Project at Village Itmadpur, Sector 31, Faridabad, Haryana by M/s Standard Brands Limited.

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

Name of the Project: Group Housing Colony at Village Itmadpur, Sector 31, Faridabad, Haryana M/s Standard Brands Limited			
Sr. No.	Particulars		
1.	Latitude	28°26'48.66"N	
2.	Longitude	77°18'51.94"E	
3.	Plot Area	9582.43 sq. m.	
4.	Proposed Ground Coverage	1697.82 sq. m.	
5.	Proposed FAR	16742.87 sq. m.	
6.	Non FAR Area	6143.10 sq. m.	
7.	Total Built Up area	22885.97 sq. m.	
8.	Total Green Area with Percentage	3135.09 sq. m. (32.72%)	
9.	Rain Water Harvesting Pits	3	
10.	STP Capacity	60 KLD	
11.	Total Parking	232 ECS	
12.	Organic Waste Converter	OWC - 300 (Dim. 3m × 4m), 125kg/batch	
13.	Maximum Height of the Building (m)	45 m till terrace and 48 m till Mounty	
14.	Power Requirement	2138 KW	
15.	Power Backup	DG: 1 x 320 kVA + 2 x 250kVA	
16.	Total Water Requirement	74 KLD	
17.	Domestic Water Requirement	42 KLD	
18.	Fresh Water Requirement	42 KLD	
19.	Treated Water	32 KLD	
20.	Waste Water Generated	49 KLD	
21.	Solid Waste Generated	332.09 Kg/day	
22.	Biodegradable Waste	199.26 Kg/day	
23.	Number of Towers	4 Towers+ 1 EWS	
24.	Dwelling Units/ EWS	125+11	
25.	Basement	5120.58 sq. m.	
26.	Community Center	223.79 sq. m.	
27.	Stories	Tower A (S+13), Tower B (S+14), Tower C (S+14), Tower D (S+13) and EWS (G+2)	
28.	R+U Value of Material used (Glass)	5.59 W/sqm K	
29.	Total Cost of the project:	i) Land Cost	12 Crores
		ii) Construction	36 Crores
30.	CER	Rs 0.96 Crore	
31.	Incremental Load in respect of:	i) PM 2.5	0.053 µg/m <sup>3</sup>
		ii) PM10	0.053 µg/m <sup>3</sup>
		iii) SO <sub>2</sub>	0.162 µg/m <sup>3</sup>
		iv) NO <sub>2</sub>	1.27 µg/m <sup>3</sup>
		v) CO	0.480 µg/m <sup>3</sup>

The Discussion was held on Solid Waste Management Plan, Revised water balance diagram, Affidavit regarding running hours and type of DG set, Revised CER, Scope of accreditation, ECBC Compliance, distance from wildlife Sanctuaries along with the affidavit, soil testing reports, license renewal, basement plan and Sun path analysis and certain observations were raised which were replied by PP vide letter dated 03.12.2019 along with affidavit that the distance of Wildlife Sanctuaries is 6.4km from the project area. The PP submitted the wildlife conservation Management plan that Rs.9 lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan.

After detailed deliberations on various issues 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. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP agrees to install the air cooled gas based generator set as and when the gas supply is available in the area, in place of approved DG sets.
4. The PP shall implement the submitted the wildlife conservation plan and Rs.9 lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan.
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 also at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 3135.09 sq. m. (32.72%) shall be provided for green area development.
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

10. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The project proponent shall comply with the provisions contained in Ministry's OM vide F.No. 22-65/2017-IA.III dated 1<sup>st</sup> May 2018, as applicable, regarding Corporate Environment Responsibility.
13. The PP shall deposit the half of CER fund in the C. M. Fund and rest shall be used as per the schedule and undertaking submitted by PP.
14. The PP agrees that no occupation or possession shall be given before the water supply and sewage connection permitted by the competent authority.
15. The PP agrees that no occupation or possession shall be given 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 agrees to carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. 03 Rain Water Harvesting Pits shall be provided for rainwater usages 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 03 RWH pits.
20. The PP shall provide the mechanical ladder for use in case of emergency.
21. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

**B. Statutory compliance:**

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

## **I. Air quality monitoring and preservation**

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

**192.02 (a) Environment Clearance for Group Housing Colony Project “Edge Tower at Ramprastha City” at Sector 37 D, District Gurgaon, Haryana by M/s Ramprastha Promoters & Developers (Pvt) Ltd.**

**(b) Environment Clearance for proposed Group Housing Project-Edge Towers (Phase-II) At Ghadauli Kalan, Sector-37-D, Gurgaon, Haryana by M/s S.A. Infratech Pvt. Ltd**

**Project Proponent : Sh. Somnath Sinha**  
**Consultant : Vardan EnviroNet Pvt. Ltd.**

The project was submitted to the SEIAA, Haryana on 16.04.2018 received in the SEAC on 27.04.2018. The project proponent has submitted the Form-1, Form-1A and Conceptual Plan to the SEIAA with reference to the Notification No. S.O.804 (E), dated the 14<sup>th</sup> March, 2017 and subsequent Notification No. S.O.1030(E) dated 08th March, 2018, issued by the Ministry of Environment, Forest and Climate Change. The MoEF&CC has prescribed the process for appraisal of projects for grant of Terms of Reference and Environmental Clearance, which have started the work on site, expanded the production beyond the limit of environmental clearance or changed the product mix without obtaining prior environmental clearance as mandated under the Environment Impact Assessment Notification, 2006 [S.O.1533 (E), dated the 14th September, 2006

The Ministry of Environment, Forest and Climate Change in the Notification dated 08.03.2018 inter alia, directed vide sub-paragraph (2) of paragraph 13, that in case the projects or activities requiring prior environmental clearance under Environment Impact Assessment Notification, 2006 from the concerned Regulatory Authority, are brought for environmental clearance after starting the construction work, or have undertaken expansion, modernization, and change in product-mix without prior environmental clearance, these projects shall be treated as cases of violations and in such cases, even Category B projects which are granted Environmental Clearance by the State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986 shall be appraised for grant of environmental clearance only by the State Expert Appraisal Committee and Environmental Clearance will be granted at the State level by State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986. Thereafter the proposal was considered by the State Expert Appraisal Committee, Haryana in its 169th meeting held on 17.05.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively.

During presentation, the Committee was informed that it is a proposed construction of Group Housing Project “EDGE TOWER” at Ramprastha City, Sector-37-D, District-Gurgaon, Haryana by M/s Ramprastha Promoters & Developers Pvt. Ltd. Total Plot area is 60.511 Acres (244878.940 Sq. Meters) and net plot area is 59.213 Acres (239626.129 Sq. meters). Total built up area is 503765.131 Sq. Mtrs. The said

project/activity is covered under category B of item 8(b) of the Schedule to the EIA Notification, 2006 and requires prior Environmental Clearance. The project will comprise of Two Basements+2886 Dwelling Units, 528 EWS and 292 Servant Quarters. The Committee was unanimously decided that it is a confirmed case to be of violation of the EIA Notification, 2006 and recommended for the following:

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

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

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

The PP presented the case before the committee. The PP also submitted the proof of status of credible action taken for violation by M/s Ramprastha Promoters & Developers (Pvt) Ltd under Section 15 EP Act by RO, HSPCB vide case no. 32/19 and Peshi dated 13.11.2019, which was considered by the committee. The Discussion was held on ECBC Compliance, sun simulation path study, Fire NOC, AAI, Soil Testing reports, distance of Sultanpur Wildlife Sanctuary, TOR Compliance report, Green Plan, Conservation Management Plan, Aravali NOC and certain observations were raised as following:-

1. The PP shall submit the Background Note of the case mentioning the details of earlier EC granted dated 21.01.2010 to M/s S.A. Infratech Pvt. Ltd its application dated 13.07.2012 for Phase-II and Court orders regarding amalgamation with M/s Ramprastha Promoters & Developers (Pvt) Ltd
2. The PP shall submit the Revised Green Plan

3. The PP shall submit the proof of latest status of construction along with photograph of the site with its latitude and longitude.
4. The PP shall submit the certified compliance report of RO, MoEF &CC.
5. The PP shall submit the details of Air dispersion modeling.
6. The PP shall submit the Sun Simulation Path Study for buildings orientation and percentage of energy saving as per ECBC compliance.
7. The PP shall submit the Aravali NOC from Deputy Commissioner.
8. The PP shall submit the Fire NOC.
9. The PP shall submit the AAI Height Clearance certificate
10. The PP shall submit the updated Form I&IA with corrected details of total plot area and built-up area etc.
11. The PP shall submit the Wildlife Conservation Management Plan as the distance of Sultanpur Sanctuary is 7km from the project.
12. The PP shall submit detailed revised remedial plan for the loss has been carried to the Environment along with costs assessment.
13. The PP shall submit the Natural and community Augmentation plan.
14. The PP shall submit the details of basement being constructed in contrast to the water table reported by hydrologist, CGWA.
15. The PP shall submit the transfer of Environment Clearance granted to M/s S.A. Infratech Pvt. Ltd in the name of M/s Ramprastha Promoters & Developers (Pvt) Ltd.
16. The project proponent shall submit the CER details in compliance with the provisions contained in Ministry's OM vide F.No. 22-65/2017-IA.III dated 1<sup>st</sup> May 2018, as applicable.
17. The PP shall submit the details of ownership of land for 60.11 acres along with collaboration agreement, if any.
18. The PP shall submit the outcome of Public Consultation for Environment Clearance.
19. The PP shall submit the latest status of construction on the site with its latitude and longitude.
20. The PP shall submit the details of the earlier audited report of CER from Competent Authority.
21. The PP shall submit the contour plan of the project area.
22. The PP shall submit the signed copy of all legible plans on larger scale map i.e. Zoning plan/Building Plan, Dual plumbing plan, Traffic plan etc.
23. The PP shall submit the corrective measures taken to counter the effect incremental load predicted in wind rose and Wind breaker wall height
24. The PP shall submit verification report of stack height and distance of the same from building during monitoring of emissions from DG set.
25. The PP shall submit the congestion points and impact of the project on the infrastructure of the area
26. The PP shall submit MoU letters for management of MSW (Bio Degradable and Non-Biodegradable Waste) and Hazardous Waste
27. The PP shall submit the proof of applying under the violation Notification No. S.O.804 (E), dated the 14th March, 2017 and subsequent Notification No. S.O.1030 (E) dated 8th March, 2018, issued by the Ministry of Environment, Forest and Climate Change.
28. The PP shall submit the details of existing solar power plant of 200 KW and along with proposed expansion plan for additional 30KW.
29. The PP shall submit the details of analytical report of Soil from MoEF&CC/NABL accredited Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project.

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

**192.03 Environment Clearance for Modernization of Development of Rajiv Gandhi Education City of Haryana Sehari Vikas Pradhikaran (HSVP) Village Bahalgarh, Tehsil Rai, District-Sonepat, State-Haryana by Haryana Sehari Vikas Pradhikaran (HSVP).**

**Project Proponent : Sh. Pawan Kumar**  
**Consultant : SBA Enviro Pvt. Ltd.**

The project was submitted to the SEIAA, Haryana on 08.11.2019. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for approval of ToR under category 8(b) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 192<sup>nd</sup> meeting of SEAC held on 03.12.2019 but the PP requested in writing for the deferment of the case which was considered and acceded by the SEAC.

**192.04 Environment Clearance for proposed IT Park Revenue Estate of Village Pawala Khusrupur, Sector 106, Gurugram Manesar Urban Complex, Haryana by Sh. Ajay Singh & Others in Collaboration with Logicsoft E Solutions Ltd.**

**Project Proponent : Not present**  
**Consultant : Not present**

The project was submitted to the SEIAA, Haryana on **18.11.2019**. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 192<sup>nd</sup> meeting of SEAC held on 03.12.2019 but the PP requested in writing vide letter dated 05.12.2019 for the deferment of the case which was considered and acceded by the SEAC.

**192.05 i) Environment Clearance for Revision & Expansion of IT Park Project at Village Tikri, Sector 48, Gurugram, Haryana by M/s Parsvnath Developers Ltd.**  
**ii) Environment Clearance for construction of "IT Park Project" at Village-Tikri, Sector-48, Gurugram, Haryana by M/s Titan Infracon LLP**

**Project Proponent : Shri Bhim Singh, Authorised Signatory**  
**Consultant : M/s Grass Root Research & Creation India (P) Ltd.**

The project proponent submitted the case for obtaining Environmental Clearance to the SEIAA, Haryana on 25.02.2015 as per check list approved by the SEIAA/SEAC. The case could not be taken up in the SEAC as the term of SEIAA/SEAC was elapsed on 21.03.2015. Therefore, the case was transferred to Ministry of Environment and Forest, Government of India in the month of March, 2015. This case was again transferred to SEIAA on 31.08.2015 after the reconstitution of SEIAA/SEAC on 21.08.2015. Thereafter the case was taken up in the 122<sup>nd</sup> meeting of the SEAC held on 26.11.2015. During discussions, it was informed by the consultant that their case was taken up by the EAC, MoEF in its 150<sup>th</sup> meeting held on 29.07.2015 wherein Terms of Reference were approved and conveyed to the project proponent. The PP further informed that he is in the process of collecting the baseline data, therefore, it was decided by the Committee that the PP will submit the EIA report after completing the study as per ToR approved by the EAC, GoI. It was also decided that their project will be considered as received only after receipt of complete information.

The project proponent has not submitted the EIA/EMP report. Thereafter the show-cause notice was issued to project proponent on dated 10.05.2019. The project proponent has submitted the reply on dated 29.05.2019 mentioning that the PP is in process of revising the proposal as Group housing to be developed in 13.5 acre and remaining 14.606 acres out of total area of 28.106 acre is to be developed under Deen Dayal Jan Awas yojna. The PP further submitted that they will apply for the EC after that.

Thereafter, the case was taken up in the 183<sup>rd</sup> meeting of SEAC held on 28.06.2019. The reply of PP was placed before the committee and it is decided to forward the same to SEIAA for keeping the case pending till the revised documents submitted along with the approved zoning plan etc.

Then, the case was taken-up in 119<sup>th</sup> meeting of SEIAA. The Authority observed that SEAC has recommended to keep the case pending till the revised documents are submitted along with approved zoning plan etc. The revision & resubmission of approved Zoning plan and other approvals need verification, reappraisal & recommendation, therefore, authority decided to refer back the case to SEAC to reappraise the case.

Thereafter, the case was taken up in 188<sup>th</sup> meeting of SEAC held on 17.09.2019. It was intimated to the committee that earlier environmental clearance to the project was granted vide letter no. DEH/09/SEIAA/189 dated 16.04.2009. After, detailed deliberation, committee asked the pp to submit the following information/clarification:

- 1) Whether, presently separate application of interlinked project in same or different name has been submitted to SEIAA/MoEF&CC as detailed in column no. 17, 18, 19 & 20 of Form 1?
- 2) The status and compliance of earlier Environment Clearance with supporting documents.
- 3) Self contained note that Earlier PP applied same project in the name of M/s Titan Infracon LLP.

The PP submitted the reply of the above observations on 31.10.2019. Thereafter, the case was taken up in 192<sup>nd</sup> meeting of SEAC, Haryana. The PP presented the case before the committee. The PP informed that they have submitted an application for the same project to SEIAA, Haryana vide proposal no. SEIAA/HR/MIS/104055/2019 on 17.05.2019 in the name of M/s Titan Infracon LLP. The PP has also applied simultaneously for change of developer in the license from M/s Parsvnath Developers Limited to M/s Titan Infracon LLP but could not receive the document for change of developers from Town & Country Planning Department, Haryana. In view of the same, PP submitted the application for withdrawal of the case for Environment Clearance to M/s Titan Infracon LLP from SEIAA on 06.09.2019. The PP also submitted that they have obtained validated license in the name of M/s Parsvnath Developers Ltd.

The Committee considered the request and after having detailed discussion found that the earlier application i.e. M/s Titan Infracon LLP dated 17.05.2019 and present application M/s Parsvnath Developers Limited are same in terms of plot area and built up area and decided that the application in the name of M/s Titan Infracon LLP shall be forwarded to SEIAA, Haryana for delisting and the project to be appraised in the name of M/s Parsvnath Developers Limited.

The proposed Project is for revision and expansion of IT Park Project at Village Tikri, Sector 48, Gurugram, Haryana by M/s Parsvnath Developers Ltd. The project was earlier granted Environment

Clearance by SEIAA Haryana vide letter dated 16.04.2009. The validity of Environment Clearance was upto 15.04.2014. Thereafter, validity of EC was extended vide letter no. SEIAA/HR/14/533 dated 27.03.2014. The PP submitted the copy of renewal of License no. 47 of 2008 upto 10.03.2020. The PP also submitted the compliance report of RO, HSPCB written to Member Secretary vide letter dated 02.12.2019.

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:-

<b>Name of the Project: Revision &amp; Expansion of IT-Park Project to be developed by M/s Parsvnath Developers Ltd. The Project is located at Village Tikri, Sector 48, Gurugram, Haryana on a land measuring 6.445 acres.</b>				
<b>Sr. No.</b>	<b>Particulars</b>	<b>Existing</b>	<b>Revision and Expansion</b>	<b>After Revision and Expansion</b>
1.	Latitude	28°24'57.08" N	Nil	28°24'57.08" N
2.	Longitude	77°2'22.18" E	Nil	77°2'22.18" E
3.	Plot Area	26,081.94 m <sup>2</sup>	Nil	26,081.94 m <sup>2</sup>
4.	Net Plot Area	23,578.97 m <sup>2</sup>	Nil	23,578.97 m <sup>2</sup>
5.	Proposed Ground Coverage	5,962.62m <sup>2</sup>	2,642.2 m <sup>2</sup>	8,604.82 m <sup>2</sup>
6.	Proposed FAR	57,519.47 m <sup>2</sup>	307.42 m <sup>2</sup>	57,826.89 m <sup>2</sup>
7.	Non FAR Area	30,122.35 m <sup>2</sup>	11,698.53 m <sup>2</sup>	41,820.88 m <sup>2</sup>
8.	Total Built Up area	87,641.82 m <sup>2</sup>	12,005.95 m <sup>2</sup>	99,647.772 m <sup>2</sup>
9.	Total Green Area with Percentage	5,894.74 (25%)	Nil	5,894.74 (25%)
10.	Rain Water Harvesting Pits	----	-----	06
11.	STP Capacity	295 KLD	-45 KLD	250 KLD
12.	Total Parking	1846 ECS	-396 ECS	1450 ECS
13.	Organic Waste Converter	01	Nil	01
14.	Maximum Height of the Building (m)	52.7 Meter	9.73 meter	62.43 Meter
15.	Power Requirement	5,000kVA	Nil	5,000 kVA
16.	Power Backup	-----	-----	DG sets of total 6,540 kVA capacity (4 x 1,010 + 2 x 750 + 2 x 500 kVA)
17.	Total Water Requirement	246 KLD	75 KLD	321 KLD
18.	Domestic Water Requirement	---	226 KLD	226 KLD
19.	Fresh Water Requirement	---	121 KLD	121 KLD
20.	Treated Water	----	105 KLD	105 KLD
21.	Waste Water Generated	-----	202 KLD	202 KLD
22.	Solid Waste Generated	940 kg/day	654 kg/day	1,594 Kg/day
23.	Biodegradable Waste	564 kg/day	392 kg/day	956 Kg/day
24.	Number of Towers	02	----	02
25.	Basement	02	-----	02
26.	Stories	---	---	2B+G+12

27.	R+U Value of Material used (Glass)		---	-----	2.518
28.	Total Cost of the project:	i) Land Cost	148 Cr	152 Cr	300 Cr
		ii) Construction Cost			
29.	CER		---	4.5 Cr	4.5 Cr
30.	Incremental Load in respect of:			0.069 ug/m <sup>3</sup>	0.069 ug/m <sup>3</sup>
	i) PM 2.5				
	ii) PM 10		----	0.069 ug/m <sup>3</sup>	0.69 /m <sup>3</sup>
	iii) SO <sub>2</sub>		---	0.232 ug/m <sup>3</sup>	0.232 ug/m <sup>3</sup>
	iv) NO <sub>2</sub>		----	1.619 ug/m <sup>3</sup>	1.619 ug/m <sup>3</sup>
	v) CO		----	0.405 ug/m <sup>3</sup>	0.405 ug/m <sup>3</sup>

The Discussion was held on earlier Environment Clearance, Renewal of License No.73 of 2008 for the present period, status of construction with respect to the earlier Environment Clearance, Aravali NOC, Forest NOC, Water Assurance, Power Assurance, AAI clearance, details of STP, approval of building plan, structure stability certificate, ECBC compliance, Incremental Load, Green Plan, Wildlife NOC, CER, Site Plan, Parking Plan, Zoning Plan, Basement Site Plan and certified compliance report of EC and certain observations were raised which were replied by PP vide letter dated 04.12.2019 which were considered by the committee. The PP submitted the undertaking that Rs. 1.5cr out of CER will be spent on development of existing pond at nearby village to the project site under technical guidance of Haryana Ponds & Waste Water Management Authority.

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

**A: Specific Conditions:**

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling, Gardening and HVAC.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
4. The PP shall restore, reclaim and maintain the pond at nearby village to the project site with technical support from the Haryana Pond and Waste Water Management Authority
5. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
6. The PP agrees to install the air cooled gas based generator set as and when the gas supply is available in the area, in place of approved DG sets.



7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05 kms 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 5,894.74 (25%) shall be provided for green area development.
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The project proponent shall comply with the provisions contained in Ministry's OM vide F.No. 22-65/2017-IA.III dated 1<sup>st</sup> May 2018, as applicable, regarding Corporate Environment Responsibility
13. The PP shall deposit the one third of CER fund in the C. M. Fund and rest shall be used as per the schedule and undertaking submitted by PP.
14. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA
15. The PP agrees not to give any occupation certificate or possession before the water supply and sewage connection permitted by the competent authority.
16. The PP agrees not to give any occupation certificate or possession before power connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the staff
18. 06 Rain Water Harvesting Pits shall be provided for rainwater usages 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 06 RWH pits.
20. The PP shall provide the mechanical ladder for use in case of emergency
21. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

#### **B: Statutory Compliance:**

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

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

## **I. Air Quality Monitoring and Preservation**

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

## **II. Water Quality Monitoring and Preservation**

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

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

measures should be made to mitigate the odour problem from STP.

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

### **III. Noise Monitoring and Prevention**

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

### **IV. Energy Conservation Measures**

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

### **V. Waste Management**

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

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

## **VI. Green Cover**

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

## **VII. Transport**

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

competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

#### **VIII. Human Health Issues**

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

#### **IX. Corporate Environment Responsibility**

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

#### **X. Miscellaneous**

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

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

**192.06 Environment Clearance for proposed Warehouse Project in the Revenue Estate of Village-Kulana Distt. Jhajjar, Haryana by M/s Graas Warehousing Corporation.**

**Project Proponent : Sh. Rajeev Chaudhary**  
**Consultant : M/s Oceao EnviroNet Pvt. Ltd.**

The project was submitted to the SEIAA, Haryana on 08.11.2019. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 192<sup>nd</sup> meeting of SEAC held on 03.12.2019. The PP presented the case before the committee.

The Proposed Project is for Environment Clearance of Warehouse Project in the Revenue Estate of Village-Kulana Distt. Jhajjar, Haryana by M/s Graas Warehousing Corporation.

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

Name of the Project: Warehouse Project by Graas Warehousing Corporation			
Sr. No.	Particulars		
1.	Latitude		28° 25' 53.49" N
2.	Longitude		76° 39' 21.32" E
3.	Plot Area		112778.907 sqm
4.	Net Plot Area		112778.907 sqm
5.	Proposed Ground Coverage		58562.070 sqm
6.	Proposed FAR		69485.539 sqm
7.	Non FAR Area		0
8.	Total Built Up area		69485.539 sqm
9.	Total Green Area with Percentage		16928.201 sqm (15.01%)
10.	Rain Water Harvesting Pits/Tanks		2 tanks for storage
11.	STP Capacity		105 KLD
12.	Total Parking		16966.78 sqm
14.	Maximum Height of the Building (m)		20.170 m (Roof Monitor)
15.	Power Requirement		750 KW
16.	Power Backup		3 DG set (785 KVA)
17.	Total Water Requirement		148 KLD
18.	Domestic Water Requirement		65 KLD
19.	Fresh Water Requirement		65 KLD
20.	Treated Water		83 KLD
21.	Waste Water Generated		84 KLD
22.	Solid Waste Generated		325 Kg/day
23.	Biodegradable Waste		195 Kg/day
24.	Number of Towers		05 Blocks
25.	R+U Value of Material used (Glass)		U Value - 0.35 R Value - 1.22
26.	Total Cost of the project:	i) Land Cost	09 Cr
		ii) Construction Cost	16 Cr
27.	CER		50 Lacs
28.	Incremental Load in respect of:	i) PM 2.5	0.031 $\mu\text{g}/\text{m}^3$
		ii) PM 10	0.0099 $\mu\text{g}/\text{m}^3$
		iii) SO <sub>2</sub>	0.674 $\mu\text{g}/\text{m}^3$
		iv) NO <sub>2</sub>	0.078 $\mu\text{g}/\text{m}^3$
		v) CO	0.003 $\mu\text{g}/\text{m}^3$

The discussion was held on ECBC Compliance, water assurance, testing analysis report of soil, and certain observations were raised which were replied by the PP vide letter dated 03.12.2019. The reply was considered by the committee. The PP agrees that they will not commence the operation without making proper arrangement for water. The PP submitted the undertaking that Rs. 20 Lakhs out of CER will be spent on development of existing pond at village Kulana under technical guidance of Haryana Ponds & Waste Water Management Authority.



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

**A: Specific Conditions:**

1. The PP agrees to submit the approval of CGWA before the start of the project.
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling, Gardening and HVAC.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall restore, reclaim and maintain the ponds in village Kulana with technical support from the Haryana Pond and Waste Water Management Authority
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 also at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05 kms 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 16928.201 sqm (15.01%) shall be provided for green area development.
9. The PP shall install the air cooled gas based generator set as and when the gas supply is available in the area, in place of approved DG sets.
10. The PP shall not carry out any construction under the HT line passing through the project
11. 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.
12. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
13. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
14. The PP shall carry out the activities of the CER Fund schedule and undertaking submitted by PP.
15. The project proponent shall comply with the provisions contained in Ministry’s OM vide F.No. 22-65/2017-IA.III dated 1<sup>st</sup> May 2018, as applicable, regarding Corporate Environment Responsibility.

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 agrees to take the approval of water assurance from the competent authority before the commencement of the project.
18. The PP agrees to take the approval of power assurance from the competent authority before the commencement of the project
19. The PP shall take all measures that no vehicles shall be parked on the roads or revenue Rasta outside the project area.
20. The PP shall not allow storing chemical above the threshold level of Manufacture, Storage and Import of Hazardous Chemicals (MSIHC) Rules 1989.
21. The PP shall not allow establishment of any category A or B type industry in the project area
22. The PP shall carry out the quarterly awareness programs for the staff
23. 02 Rain Water Harvesting Recharge Tanks shall be provided for storage of water as per the CGWB norms.
24. The PP shall comply with Chemical Accidents (Emergency Planning, Preparedness and Response) (CAEPPR) Rules 1996.
25. The PP shall take all preventive measures to control dust during construction and operational phase through water sprinkles.
26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

#### **B. Statutory Compliance:**

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

#### **I. Air quality monitoring and preservation**

- i) Notification GSR 94(E) dated 25.01.2018 of MoEF & CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and

- PM2.5) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
  - v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
  - vi) Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
  - vii) Wet jet shall be provided for grinding and stone cutting.
  - viii) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
  - ix) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
  - x) The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
  - xi) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
  - xii) For indoor air quality the ventilation provisions as per National Building Code of India.

## **II. Water Quality Monitoring and Preservation**

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

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

### **III. Noise monitoring and prevention**

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

### **IV. Energy Conservation measures**

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

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

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

#### **V. Waste Management**

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

#### **VI. Green Cover**

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

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

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

## **VII. Transport**

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

## **VIII. Human Health Issues**

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

## **IX. Corporate Environment Responsibility**

- i) The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment

Responsibility.

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

#### **X. Miscellaneous**

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

- xiii) The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv) The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvi) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

**192.07 Environment Clearance of proposed Ware House Project at Village-Narhera, District – Gurgaon, Haryana by Sh. Jai Karan Sharma.**

**Project Proponent : Not Present**  
**Consultant : Vardan EnvioNet**

The project was submitted to the SEIAA, Haryana on 15.06.2018. The project proponent has submitted the Form-1, Form-1A and Conceptual Plan to the SEIAA with reference to the Notification No. S.O.804(E), dated the 14th March, 2017 and subsequent Notification No. S.O.1030 (E) dated 08th March, 2018, issued by the Ministry of Environment, Forest and Climate Change. The MoEF & CC has prescribed the process for appraisal of projects for grant of Terms of Reference and Environmental Clearance, which have started the work on site, expanded the production beyond the limit of environmental clearance or changed the product mix without obtaining prior environmental clearance as mandated under the Environment Impact Assessment Notification, 2006 [S.O.1533 (E), dated the 14th September, 2006; The Ministry of Environment, Forest and Climate Change in the Notification dated 08.03.2018 inter alia, directed vide sub-paragraph (2) of paragraph 13, that in case the projects or activities requiring prior environmental clearance under Environment Impact Assessment Notification, 2006 from the concerned Regulatory Authority, are brought for environmental clearance after starting the construction work, or have undertaken expansion, modernization, and change in product-mix without prior environmental clearance, these projects shall be treated as cases of violations and in such cases, even Category B projects which are granted Environmental Clearance by the State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986 shall be appraised for grant of environmental clearance only by the State Expert Appraisal Committee and Environmental Clearance will be granted at the State level by State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986. Thereafter the proposal was considered by the State Expert Appraisal Committee, Haryana in its 172nd meeting held on 03.07.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively.

The PP neither attended the meeting nor requested for adjournment. The Committee is of the view that 30 days notice be issued to the project proponent.

Thereafter, the case was taken up in 192nd meeting of SEAC held on 03.12.2019. The PP neither attended the meeting but submitted that the project area is less than 20,000sqm and also



submitted the Occupation certificate that covered area of the project is 19995.522sqm which is less than 20,000m<sup>2</sup>. However, the CLU was granted for 40364.51sqm and the committee decided that the PP shall give evidence in support of his claim that the construction has not been carried out beyond the 20,000sqm.

**192.08      Environment Clearance for modification of Group Housing Project located at Sector-108, Babupur, Gurgaon, Haryana-122017 by M/s Chintels India Ltd**

**Project Proponent                      :        None**  
**Consultant                                :        None**

The project was submitted to the SEIAA, Haryana on 10.08.2016. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC. The case was taken up for approval of Terms of Reference in the 139th meeting of the SEAC. The ToR was approved in the 139th meeting of SEAC held on 30.08.2016. Observations issued to PP on 09.09.2016. The Show-cause notice was issued to PP on 10.05.2019.

Thereafter, the case was taken up in 192nd meeting of SEAC held on 03.12.2019. The PP presented the case before the committee. The PP has submitted the application dated 31.10.2019 that the present project was appraised by the Expert Appraisal Committee infra-II MoEF &CC in its meeting dated 29.06.2017 as per EIA Notification S.O. 3999(E) Dated 09.12.2016 and Environment Clearance was issued to the project by Ministry vide letter dated 29.08.2017. The Committee considered the request of PP and decided that the case may be forwarded to SEIAA for delisting as the PP has already obtained the EC for the project from the EAC MoEF, Gol.

**192.09      Environment Clearance for Expansion of Residential Project “Lavanya Apartment” located at Sector-81, Village Nawada Fatehpur, Gurgaon by M/s Graphic Research Consultants (India) Private Limited.**

**Project Proponent                      :Shri Ravinder Singh**  
**Consultant                                :M/s Kadam Environmental Consultants**

The project was submitted to the SEIAA, Haryana on 23.02.2017. The project proponent submitted the case for expansion of said project to the SEIAA as per check list approved by the SEIAA/SEAC. Thereafter, the case was taken up for appraisal in the 150<sup>th</sup> meeting of the SEAC held on 06.04.2017. During discussion, it was revealed that project proponent has already started the construction for expansion part of the project without obtaining prior environmental clearance for additional area which amounts to violation of EIA Notification dated 14.09.2006. The fact apparently was brought before the Committee on reference to the project proposal. The Committee again went through the latest Notification dated 14.03.2017 relating to Consideration of proposals for ToRs/Environment Clearance involving violation of the Environment (Protection) Act, 1986/Environment Impact Assessment(EIA) Notification, 2006 which clearly states that in case the project or activities required prior Environmental Clearance under Environmental Impact Assessment Notification, 2006 from the concerned Regulatory Authority are brought for Environmental Clearance after starting the construction work, or have undertaking expansion, modernization and change in product mix without prior Environmental Clearance,

these projects shall be treated as cases of violation and in such cases, even Category B projects which are granted environmental clearance by the State Environment Impact Assessment Authority constituted under sub-section(3) of section 3 of the Environment (Protection) Act, 1986 shall be apprised for grant of environmental clearance only by the Expert Appraisal Committee and the Environmental Clearance will be granted at the Central level. In view of above, the Committee is of the unanimous view that this case may be referred to SEIAA for sending it to the concerned authority for deciding the Environment Clearance case as per latest notification dated 14.03.2017. The SEIAA in its 102<sup>nd</sup> Meeting held on 20.04.2017 decided to forward the case to MoEF&CC, GoI as per the notification dated 14.03.2017. The Ministry transferred back the case on 04.05.2018 to SEIAA.

The project was submitted to the SEIAA, Haryana on 20.04.2018 received in the SEAC on 07.05.2018. The project proponent has submitted the Form-1, Form-1A and Conceptual Plan to the SEIAA with reference to the Notification No. S.O.804(E), dated the 14<sup>th</sup> March, 2017 and subsequent Notification No.S.O.1030(E) dated 08<sup>th</sup> March, 2018, issued by the Ministry of Environment, Forest and Climate Change. The MoEF & CC has prescribed the process for appraisal of projects for grant of Terms of Reference and Environmental Clearance, which have started the work on site, expanded the production beyond the limit of environmental clearance or changed the product mix without obtaining prior environmental clearance as mandated under the Environment Impact Assessment Notification, 2006 [S.O.1533 (E), dated the 14<sup>th</sup> September, 2006; The Ministry of Environment, Forest and Climate Change in the Notification dated 08.03.2018 inter alia, directed vide sub-paragraph (2) of paragraph 13, that in case the projects or activities requiring prior environmental clearance under Environment Impact Assessment Notification, 2006 from the concerned Regulatory Authority, are brought for environmental clearance after starting the construction work, or have undertaken expansion, modernization, and change in product-mix without prior environmental clearance, these projects shall be treated as cases of violations and in such cases, even Category B projects which are granted Environmental Clearance by the State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986 shall be apprised for grant of environmental clearance only by the State Expert Appraisal Committee and Environmental Clearance will be granted at the State level by State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986. Thereafter the proposal was considered by the State Expert Appraisal Committee, Haryana in its 170<sup>th</sup> meeting held on 07.06.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively. During presentation, the Committee was informed that it is a proposed expansion of Group Housing Project “Lavanya Apartments” at Sector-81, Village Nawada Fatehpur, Gurgaon, Haryana by M/s Graphic Research Consultants (I) Pvt. Ltd. Total Plot area is 10.512 Acres ( 42540.487 Sq. Meters). Total built up area is 99609.690 Sq. Meters. The said project/activity is covered under category B of item 8(a) of the Schedule to the EIA Notification, 2006 and requires prior Environmental Clearance. The project will comprise of Eleven Towers consisting of Basement+Ground Floor+Fourteen Floors. The Committee unanimously decided that it is a confirm case to be of violation of the EIA Notification, 2006 and recommended for the following along with approval of ToR:-

- i) The State Government/SPCB to take action against the project proponent under the provisions of the section 19 of the Environment (Protection) Act,

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

The ToR were approved by SEIAA in its 115<sup>th</sup> Meeting, conveyed vide letter dated 07.08.2018.

The Project Proponent prepared the EIA/EMP Report as per the ToR approved by the SEIAA and submitted the EIA/EMP Report to SEIAA on 13.09.2019. Thereafter, the case was taken up in 192<sup>nd</sup> meeting of SEAC held on 04.12.2019.

The project was earlier granted Environment Clearance by SEIAA, Haryana vide letter SEIAA/HR/2011/84 dated 04.02.2011. The validity of Environment Clearance was not get extended after the expiry of earlier EC. However, the Project Proponent submitted the case for Expansion of Residential Project “Lavanya Apartment” located at Sector-81, Village Nawada Fatehpur, Gurgaon by M/s Graphic Research Consultants (India) Private Limited on 23.02.2017.

The PP presented the case before the committee. The PP also submitted a copy of notice issued in case no.34/19, U/s 15 of EP Act, 1986 by Presiding Officer, Special Environment Court, Faridabad to the M/s Graphic Research Consultants India Pvt. Ltd. as a proof for credible action initiated by the State Government. The Discussion was held on certified compliance report of RO, Remediation Management Plan, Community & Natural Resources Augmentation Plan, CER, Ambient Air Quality, EMP, Assessment of Ecological Damage, ECBC, Solid Waste Management, Water Assurance, RWH etc. and certain observations were raised as following:

1. The PP shall submit the revised updated Form I & IA
2. The PP shall submit the details of the earlier audited report of CER
4. The PP shall submit the copy of Extended Environment Clearance
5. The PP shall submit the plan showing surrounding features with 500meters and location of project on master plan
6. The PP shall submit the proof of latest status of construction along with photographs of the site with its latitude and longitude/CTE/CTO/Occupancy Certificate etc.
7. The PP shall submit the certified compliance report of RO, MoEF &CC
8. The PP shall submit the land details along with ownership
9. The PP shall submit the revised Green Plan
10. The PP shall submit the Remediation Management Plan, Community & Natural Resources Augmentation Plan in accordance with the damage assessment carried out.
11. The PP shall submit the Assessment of Ecological Damage with respect to Air, Water, Land and other environmental attributes.
12. The PP shall submit Traffic Circulation Plan on 1:10,000 scale.
13. The PP shall submit Aravali NOC from the Competent Authority
14. The PP shall submit the Conservation Management Plan for Wildlife.
15. The PP shall submit Water Assurance from the competent Authority
16. The PP shall submit power assurance from the competent Authority

17. The PP shall submit Analytical reports of Soil, Water, Air and Noise from accredited Laboratory
18. The PP shall submit Forest NOC from the Competent Authority
19. The PP shall submit Air dispersion model along with Input data.
20. The PP shall submit scope of accreditation of Laboratory
21. The PP shall submit Proper Solid Waste Management Plan
23. The PP shall submit the STP details with the details of each component of STP along with undertaking to achieve NGT standard orders.
24. The PP shall submit the ECBC Compliance report with percentage of Energy Saving

The PP was advised to submit the required information as detailed above within 30 days and it was also made clear to the PP that his project will be considered as received only after the receipt of complete information.

**192.10 Environment Clearance under violation notification dated 14.03.2017 for Group Housing Residential Colony Project “Vipul Gardens” located in Sector-1, village Dharuhera (NH-8), District-Rewari, Haryana by M/s Mudra Finance Ltd.**

**Project Proponent : Not present**  
**Consultant : M/s Kadam Environmental Consultants**

The project was submitted to the SEIAA, Haryana on 17.04.2018 .The project proponent has submitted the Form-1, Form-1A and Conceptual Plan to the SEIAA with reference to the Notification No. S.O.804 (E), dated the 14th March, 2017 and subsequent Notification No. S.O.1030 (E) dated 08th March, 2018, issued by the Ministry of Environment, Forest and Climate Change. The MoEF & CC has prescribed the process for appraisal of projects for grant of Terms of Reference and Environmental Clearance, which have started the work on site, expanded the production beyond the limit of environmental clearance or changed the product mix without obtaining prior environmental clearance as mandated under the Environment Impact Assessment Notification, 2006 [S.O.1533 (E), dated the 14th September, 2006;

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

Thereafter the proposal was considered by the State Expert Appraisal Committee, Haryana in its 169th meeting held on 17.05.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively.

During presentation, the Committee was informed that it is a proposed construction of Group Housing Residential Colony Project “Vipul Gardens” located in Sector-1, Village-Dharuhera (NH-8),

District Rewari, Haryana by M/s Mudra Finance Ltd. The estimated cost of the project is Rs. 225 Crores. Total Plot area is 13.394 Acres (113507.996 Sq. Meters) and net plot area is 7048.44 Sq. Meters. Total built up area is 113507.996 Sq. Meters. The said project/activity is covered under category B of item of the Schedule to the EIA Notification, 2006 and requires prior Environmental Clearance. The project will comprise of Residential Apartments, EWS, Community Centre, Swimming Pools, Shops and Schools.

The Committee was unanimously decided that it is a confirmed case to be of violation of the EIA Notification, 2006 and recommended for the following:

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

The above decision of the Committee along with model TOR and additional TOR was recommended to SEIAA for approval. Thereafter, the SEIAA In its 115<sup>th</sup> meeting issued the model TOR along with additional TOR approved on 07.08.2018 for preparation of EIA/EMP.

The project proponent submitted the EIA/EMP report to the SEIAA on dated 12.06.2019 for obtaining Environmental Clearance with reference to the Notification No. S.O.804 (E), dated the 14th March, 2017 and subsequent Notification No. S.O.1030(E) dated 08th March, 2018, issued by the Ministry of Environment, Forest and Climate Change

Thereafter, the case was taken up for appraisal in the 184<sup>th</sup> meeting of the SEAC held on 16.07.2019. The PP presented the case before the committee.

Before taking up the case for appraisal, the committee deliberated on the issue of prosecution recommended by the SEIAA and the status of CTE/CTO issued by the Haryana State Pollution Control Board. The Committee unanimously decided that before the case is taken up:

- 1) The project Proponent shall submit the proof of copy of legal action initiated by the State Government for not obtaining the prior Environment Clearance under EIA Notification 14.03.2017 and 08.03.2018.
- 2) The Project Proponent also submits the copy of CTE/CTO issued by the Haryana State Pollution Control Board, if any.
- 3) The PP shall submit a proof of having applied for Environment Clearance during window period of MoEF&CC.

The PP submitted the reply vide letter dated 16.07.2019 along with acknowledgement slip dated 11.09.2017 regarding online submission of application and recommendation of SEIAA for prosecution under violation notification dated 14.03.2017 for proposed Group Housing residential Colony "Vipul Gardens" located in Sector-1, village Dharuhera (NH-8), District-Rewari, Haryana by M/s Mudra Finance Ltd.

The Project Proponent failed to submit the proof of copy of legal action initiated by the State Government for not obtaining the prior Environment Clearance under EIA Notification 14.09.2006 before the committee.

After detailed deliberations, the committee decided that SEIAA shall recommend for credible action/ prosecution by competent authority for not obtaining the prior Environment Clearance under EIA Notification 14.09.2006.

Thereafter, the case was considered in the 120<sup>th</sup> meeting of SEIAA and Authority deliberated that the case was taken up in 184<sup>th</sup> SEAC meeting dated 16/07/19 and PP was asked to give proof of legal action initiated by the State Government under the violation of "Environment ACT", which PP failed to submit at the time of meeting. Now the SEAC recommend the case to SEIAA for credible action/ prosecution by competent authority for not obtaining the prior EC under EIA Notification 14.09.2006. Authority decided to refer back to SEAC with the direction that SEAC should carry on the appraisal of the project and in the meanwhile PP should submit the proof of copy of legal action initiated by the State Government.

Thereafter, the case was taken up in 192<sup>nd</sup> meeting of SEAC held on 04.12.2019 but the PP requested in writing vide letter dated 04.12.2019 for the deferment of the case which was considered and acceded by the SEAC.

**192.11      Environment Clearance for construction of commercial complex village Tikri, Sector-47, Gurgaon by M/s Automax Spazedge.**

**Project Proponent      :      None**  
**Consultant                :      None**

The project was submitted to the SEIAA, Haryana on 15.06.2018. The project proponent has submitted the Form-1, Form-1A and Conceptual Plan to the SEIAA with reference to the Notification No. S.O.804(E), dated the 14th March, 2017 and subsequent Notification No. S.O.1030(E) dated 08th March, 2018, issued by the Ministry of Environment, Forest and Climate Change. The MoEF & CC has prescribed the process for appraisal of projects for grant of Terms of Reference and Environmental Clearance, which have started the work on site, expanded the production beyond the limit of environmental clearance or changed the product mix without obtaining prior environmental clearance as mandated under the Environment Impact Assessment Notification, 2006 [S.O.1533 (E), dated the 14th September, 2006; The Ministry of Environment, Forest and Climate Change in the Notification dated 08.03.2018 inter alia, directed vide sub-paragraph (2) of paragraph 13, that in case the projects or activities requiring prior environmental clearance under Environment Impact Assessment Notification, 2006 from the concerned Regulatory Authority, are brought for environmental clearance after starting the construction work, or have undertaken expansion, modernization, and change in product-mix without prior environmental clearance, these projects shall be treated as cases of violations and in such cases, even Category B projects which are granted Environmental Clearance by the State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986 shall be appraised for grant of environmental clearance only by the State Expert Appraisal Committee and Environmental

Clearance will be granted at the State level by State Environment Impact Assessment Authority constituted under sub-section (3) section 3 of the Environment (Protection) Act, 1986. Thereafter the proposal was considered by the State Expert Appraisal Committee, Haryana in its 172nd meeting held on 04.07.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively.

The PP neither attended the meeting nor requested for adjournment. The Committee is of the view that 30 days notice be issued to the project proponent.

Thereafter, the case was taken up in 192<sup>nd</sup> meeting of SEAC held on 04.12.2019. The PP submitted the request vide letter dated 25.11.2019 for delisting the case of commercial project Boulevard 2 Village Tikri as the Project has already been granted Environment Clearance by EAC MoEF &CC in its meeting dated 22.07.2019. However the project under consideration of the SEAC Listed in 192<sup>nd</sup> meeting of SEAC at Agenda no. 192.11 is a commercial colony at village-Tikri, Sector-47, Gurgaon by M/s Automax Spazedge. Thereafter, the committee decided that PP shall submit

- i) The Copy of Environment Clearance granted by the EAC to the commercial colony at village-Tikri, Sector-47, Gurgaon by M/s Automax Spazedge under consideration with SEAC.
- ii) The PP shall submit the background Note that the project mentioned in the EC letter issued by EAC and the project under the consideration of SEAC are same in terms of Total area, Built-up Area etc.

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

**192.12 Environment Clearance for Affordable Residential Group Housing Project “Om Apartments” measuring 5.025 Acres in Sector-112, Village-Bajghera, Tehsil & District-Gurugram, Haryana by M/s Pareena Builders and Promoters Private Limited.**

**Project Proponent : Shri Praveen Kumar, Authorised Signatory**  
**Consultant : M/s Kadam Environmental Consultants**

The project was submitted to the SEIAA, Haryana on 08.11.2019. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under category 8(a) of EIA Notification 14.09.2006.

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

The Proposed project is for Environment Clearance of Affordable Residential Group Housing Project “Om Apartments” measuring 5.025 Acres in Sector-112, Village Bajghera, Tehsil & District-Gurugram, Haryana by M/s Pareena Builders and Promoters Private Limited.

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

Name of the Project: “Om Apartments” measuring 5.025 Acres in Sector-112, Village-Bajghera, Tehsil & District-Gurugram, Haryana by M/s Pareena Builders and Promoters Private Limited.					
Sr. No.	Particulars		Details		
1.	Latitude		28 <sup>0</sup> 31'36.30" N		
2.	Longitude		77 <sup>0</sup> 00' 49.85"E		
3.	Plot Area		20335.42 m <sup>2</sup> (5.025 Acres)		
4.	Net Plot Area		20335.42 m <sup>2</sup> (5.025 Acres)		
5.	Proposed Ground Coverage		3346.27 m <sup>2</sup>		
6.	Proposed FAR (Tower 1 to Tower 4 FAR - 44472.50 + Commercial FAR-1437.98)		45910.48 m <sup>2</sup>		
7.	Non FAR Area		4894.90 m <sup>2</sup>		
8.	Total Built Up area		50805.38m <sup>2</sup>		
9.	Total Green Area with Percentage		4749.61m <sup>2</sup> (23.36%)		
10.	Rain Water Harvesting Pits		05		
11.	STP Capacity		630 KLD		
12.	Total Parking		755 Two wheeler Parking & 20 ECS for visitors.		
13.	Organic Waste Converter		OWC of 125kg capacity		
14.	Maximum Height of the Building (m)		85.75 m		
15.	Power Requirement		3785.40 KW		
16.	Power Backup		010 kVA		
17.	Total Water Requirement		571.88 KLD		
18.	Domestic Water Requirement (Fresh & Treated water used for domestic purpose only)		504.53 KLD		
19.	Fresh Water Requirement		342.47 KLD		
20.	Treated Water		229.41 KLD		
21.	Waste Water Generated		440.83 KLD		
22.	Solid Waste Generated		1530.55 kg/day		
23.	Biodegradable Waste		1071.38 kg/day		
24.	Number of Towers		04		
25.	Dwelling Units		726		
26.	Community Center		396.64 m <sup>2</sup>		
27.	Stories		Stilt+26 & G+26		
28.	R+U Value of Material used		Descrip tion	R Value m <sup>2</sup> - °C/W	U Value W/m <sup>2</sup> °C
			Roof	3.5	0.261
			External Wall	2.20	0.369
29.	Total Cost of the project:	i) Land Cost	36.92 Cr		
		ii) Construction & other Cost	125.16 Cr.		
30.	CER		2.43 Cr.		
31.	Incremental Load in respect of: i) PM 2.5		0.0157 µg/m <sup>3</sup>		
	ii) PM 10		0.31 µg/m <sup>3</sup>		
	iii) SO <sub>2</sub>		0.077 µg/m <sup>3</sup>		
	iv) NO <sub>2</sub>		26.4 µg/m <sup>3</sup>		



The discussion was held on the water assurance, water balance for winter, summer and monsoon seasons, dual plumbing plan along with locations for Washing Points, Landscape Plan, Relocation of Existing Trees, CER, Air Modeling Data Sheets, Incremental Load, Aravalli NOC, Forest NOC and certain observations were raised which were replied by the PP vide letter dated 04.12.2019 which were considered by the Committee. The PP and consultant informed the committee that the project area does not fall under the Aravalli. It is also informed that they are in the process of obtaining the Aravalli NOC as the area of the project does not fall under Aravalli Notification dated 07.05.1992. They will submit the NOC before the appraisal of project by SEIAA which was considered by the Committee and decided that the PP shall submit the Aravalli NOC before the appraisal of the project by SEIAA.

After deliberations on various issues 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.

**Specific Conditions:-**

1. The PP shall submit the Aravalli NOC from the competent Authority before the appraisal of the project by SEIAA.
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
5. The PP shall install the air cooled gas based generator set as and when the gas supply is available in the area, in place of approved DG sets.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05 kms radius of the site in different scenarios of space and time
8. No tree cutting has been proposed in the instant project. However, 9 trees will be relocated. 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 4749.61m<sup>2</sup> (23.36%) shall be provided for green area development.
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws. Consent to

establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.

10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
11. The project proponent shall comply with the provisions contained in Ministry's OM vide F.No. 22-65/2017-IA.III dated 1<sup>st</sup> May 2018, as applicable, regarding Corporate Environment Responsibility.
12. The PP shall deposit the half of CER fund in the C. M. Fund and rest shall be used as per the schedule and undertaking submitted by PP.
13. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
14. The PP shall not give occupation or possession before the power connection permitted by the competent Authority.
15. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. 05 Rain Water Harvesting Pits shall be provided for rainwater usages as per the CGWB norms.
18. The PP shall install Digital Water Level Recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 05 RWH pits.
19. The PP shall provide the mechanical ladder for use in case of emergency.
20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

#### **A. Statutory Compliance:**

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

## **I. Air quality Monitoring and Preservation**

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

## **II. Water quality monitoring and preservation**

- I. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- II. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- III. Total fresh water use shall not exceed the proposed requirement as provided in the project details. 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. The Rain Water Harvesting storage 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 MoEF&CC/SEIAA website where it is displayed.
- II. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- III. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- IV. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- V. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- VI. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- VII. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- VIII. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- IX. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006

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

**192.13      Environment Clearance for Non Agro Ware House Project, Village-Farrukhnagar, Fazilpur Jamalpur Road, District Gurgaon, Haryana by M/s Dheeraj & Others.**

**Project Proponent       :       Sh. Dheeraj**  
**Consultant                :       Grass Root Research and Creation India Pvt. Ltd.**

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

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

The Proposed project is for Environment Clearance of Non Agro Ware House Project, Village-Farrukhnagar, Fazilpur Jamalpur Road, District Gurgaon, Haryana by M/s Dheeraj & Others.

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

Name of the Project: Non-Agro Warehouse (logistic) Project located at Village Farrukhnagar, Fazilpur Jamalpur Road, District Gurugram, Haryana.		
Sr. No.	Particulars	
1.	Latitude	28°25'45.28"N
2.	Longitude	76°53'0.33"E.
3.	Plot Area	44,995.60m <sup>2</sup> (11.12 acres).
4.	Proposed Ground Coverage	23,738.79 m <sup>2</sup>
5.	Proposed FAR	23,738.79 m <sup>2</sup>
6.	Total Built Up area	23,738.79 m <sup>2</sup>



7.	Total Green Area with Percentage	14,507.67 m <sup>2</sup> (32.24%)	
8.	Rain Water Harvesting Pits	11 pits.	
9.	Total Parking	6749.34 m <sup>2</sup>	
10.	Maximum Height of the Building (m)	15 m	
11.	Power Requirement	45 KW	
12.	Power Backup	DG sets-1 (82 KVA)	
13.	Total Water Requirement	43.86 KLD	
14.	Domestic Water Requirement	36 KLD.	
15.	Fresh Water Requirement	12 KLD	
16.	Waste Water Generated	33.6 KLD	
17.	Solid Waste Generated	4.32 kg/day	
18.	Biodegradable Waste	2.59 kg/day	
19.	Total Cost of the project	21 Crores.	
20.	CER	42 lakhs	
21.	Incremental Load in respect of:	i) PM 2.5	0.0072 µg/m <sup>3</sup>
		ii) PM 10	0.0048 µg/m <sup>3</sup>
		iii)SO <sub>2</sub>	0.03 µg/m <sup>3</sup>
		iv)NO <sub>2</sub>	0.31 µg/m <sup>3</sup>
		v) CO	0.11 µg/m <sup>3</sup>

The Discussion was held on Form I & IA, distance of Sultanpur national park, tube-well connection, land details, CLU, access to road, Forest NOC, List of chemicals to be stored, zoning plan, traffic circulation plan, parking plan, water assurance, analysis report of soil, air, water & noise, Conservation Management Plan, Aravalli NOC and certain observations were raised which were replied by PP vide letter dated 04.12.2019. The PP also submitted the copy of Wildlife Conservation Plan. The PP submitted the undertaking that Rs. 21 Lakhs out of CER will be spent on development of existing pond at village Kadipur under technical guidance of Haryana Ponds & Waste Water Management Authority. The PP also submitted the copy of Wildlife Conservation Plan duly submitted to the Chief Wildlife Warden along with acknowledgement of NBWL. The PP and consultant informed the committee that the project area does not fall under the Aravalli. It is also informed that they are in the process of obtaining the Aravalli NOC as the area of the project does not fall under Aravalli Notification dated 07.05.1992. They will submit the NOC before the appraisal of project by SEIAA which was considered by the Committee and decided that the PP shall submit the Aravalli NOC before the appraisal of the project by SEIAA.

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

**A: Specific Conditions:**

1. The PP shall submit the Aravalli NOC from the Competent Authority before the appraisal of the project by SEIAA.
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling, Gardening and HVAC.

3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall submit the copy of Wildlife Conservation Plan duly approved by Chief Wildlife Warden before the start of the project.
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. The PP shall restore, reclaim and maintain the ponds in village Kadipur with technical support from the Haryana Pond and Waste Water Management Authority
7. The PP shall not carry any construction below the HT Line passing through the project.
8. The PP shall not carry any construction raised over the nallah.
9. The PP shall install the air cooled gas based generator set as and when the gas supply is available in the area, in place of approved DG sets.
10. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
11. 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 maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05 kms radius of the site in different scenarios of space and time
12. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 14,507.67 m<sup>2</sup>(32.24%) shall be provided for green area development.
13. 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.
14. 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.
15. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
16. The PP shall deposit half of the CER fund in the C. M. Fund and rest shall be used as per the schedule and undertaking submitted by PP.
17. The project proponent shall comply with the provisions contained in Ministry's OM vide F.No. 22-65/2017-IA.III dated 1<sup>st</sup> May 2018, as applicable, regarding Corporate Environment Responsibility.
18. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA
19. The PP shall not carry any construction above or below the revenue Rasta.
20. The PP agrees to take approval of water assurance from the competent authority before commencement of the project.
21. The PP agrees to take approval of power assurance from the competent authority before commencement of the project.
22. The PP shall take all measures that no vehicles shall be parked on the roads or revenue Rasta outside the project area.

23. The PP shall not allow storing chemical above the threshold level of Manufacture, Storage and Import of Hazardous Chemicals (MSIHC) Rules 1989.
24. The PP shall not allow establishment of any category A or B type industry in the project area
25. The PP shall carry out the quarterly awareness programs for the staff
26. 11 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
27. The PP shall install Digital Water Level Recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 11 RWH pits.
28. The PP shall comply with Chemical Accidents (Emergency Planning, Preparedness and Response) (CAEPPR) Rules 1996.
29. The PP shall take all preventive measures to control dust during construction and operational phase through water sprinkles.
30. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

#### **B. Statutory Compliance:**

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

#### **I Air quality monitoring and preservation**

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

- V. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- VI. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- VII. Wet jet shall be provided for grinding and stone cutting.
- VIII. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- IX. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- X. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- XI. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- XII. For indoor air quality the ventilation provisions as per National Building Code of India.

## **II Water Quality Monitoring and Preservation**

- I. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- II. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- III. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- IV. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- V. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- VI. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- VII. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- VIII. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- IX. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- X. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- XI. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. The Rain water

harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.

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

### **III Noise Monitoring and Prevention**

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

### **IV. Energy Conservation Measures**

- I. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is no case shall be less than 25% as prescribed.
- II. Outdoor and common area lighting shall be LED.
- III. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be

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

- IV. Energy conservation measures like installation of CFLs/LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- V. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- VI. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
- VII. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

## **V     Waste Management**

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

## **VI     Green Cover**

- I. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- II. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

- III. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- IV. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

## **VII Transport**

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

## **VIII Human Health Issues**

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

## **IX Corporate Environment Responsibility**

- I. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
- II. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/violation of the environmental/

forest/ wildlife norms/ conditions and/or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

- III. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- IV. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

## **X Miscellaneous**

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

**192.14 Environment Clearance of Warehouse (Non Agro produce/logistics) project to be developed in revenue estate of village Khentawas, District Gurugram, Haryana by Smt. Pushpa, Sh.Satbir Singh & Sh. Vishal Yadav by M/s Satbir Singh.**

**Project Proponent : Sh. Satbir Singh**  
**Consultant : Grass Root Research and Creation India Pvt. Ltd**

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

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

The Proposed Project is Environment Clearance of Warehouse (Non Agro produce/logistics) project to be developed in revenue estate of village Khentawas, District Gurugram, Haryana by Smt. Pushpa, Sh.Satbir Singh & Sh. Vishal Yadav by M/s Satbir Singh.

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:-

<b>Name of the Project: Non-Agro Warehouse (logistic) Project located at Village-Khentawas, Tehsil-Farukhnagar, District-Gurugram, Haryana by M/s Sh. Satbir Singh &amp; Others.</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
1.	Latitude	28°25'50.50"N
2.	Longitude	76°52'59.46"E
3.	Plot Area	42,969.23m <sup>2</sup>
4.	Proposed Ground Coverage	24,459.30m <sup>2</sup>
5.	Proposed FAR	24,636.48m <sup>2</sup>
6.	Non FAR Area	37.114m <sup>2</sup>
7.	Total Built Up area	24,673.60m <sup>2</sup>
8.	Total Green Area with Percentage	8593.85m <sup>2</sup> (20%)
9.	Rain Water Harvesting Pits	12 pits
10.	Total Parking	6475.32 m <sup>2</sup>
12.	Maximum Height of the Building (m)	15 m
14.	Power Requirement	45 KW
15.	Power Backup	DG sets=1, (82.5 KVA)
16.	Total Water Requirement	27.5 KLD
17.	Domestic Water Requirement	1.5 KLD
18.	Fresh Water Requirement	0.9 KLD
19.	Waste Water Generated	1.2 KLD
20.	Solid Waste Generated	14 kg/day

21.	Biodegradable Waste		8.5 kg/day
22.	Total Cost of the project:		26 Crores
23.	CER		52 lakhs
24.	Incremental Load in respect of:	i) PM 2.5	0.13 µg/m³
		ii) PM 10	0.05µg/m³
		iii) SO <sub>2</sub>	0.441 µg/m³
		iv) NO <sub>2</sub>	0.361µg/m³
		v) CO	0.134 µg/m³

The Discussion was held on Form I & IA, Aravali NOC, Forest NOC, Conservation Management plan , Green Plan, CER, ECBC Compliance, access to road, Traffic Circulation Plan , Zoning Plan, structure stability certificate, analytical reports of soil, water, air & noise and certain observations were raised which were replied by the PP vide letter dated 04.12.2019. The PP submitted the undertaking that Rs. 13 Lakhs out of CER will be spent on development of existing pond at village Khentawas under technical guidance of Haryana Ponds & Waste Water Management Authority. The PP also submitted the NOC and approved Wildlife Conservation plan from the Principal Chief Conservator of Forest, Haryana along with proposal that 13.50 lakhs will be spent for implementation of the Wildlife Conservation Plan.

The PP and consultant informed the committee that the project area does not fall under the Aravalli. It is also informed that they are in the process of obtaining the Aravalli NOC as the area of the project does not fall under Aravalli Notification dated 07.05.1992. They will submit the NOC before the appraisal of project by SEIAA which was considered by the Committee and decided that the PP shall submit the Aravalli NOC before the appraisal of the project by SEIAA.

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

**A: Specific Conditions:**

1. The PP shall submit the Aravalli NOC from Competent Authority before the appraisal of the project by SEIAA.
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling, Gardening and HVAC.
3. The PP shall spent 13.50 lakhs for implementation of the Wildlife Conservation Plan.
4. The PP shall not carry out any construction under the HT line passing through the project
5. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. The PP shall restore, reclaim and maintain the ponds in village Khentawas with technical support from the Haryana Pond and Waste Water Management Authority

8. The PP shall install the air cooled gas based generator set as and when the gas supply is available in the area, in place of approved DG sets.
9. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
10. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05 kms radius of the site in different scenarios of space and time
11. 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 8593.85m<sup>2</sup>(20%) shall be provided for green area development.
12. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
13. Consent to establish / operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
14. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
15. The PP shall deposit half of the CER fund in the C. M. Fund and rest shall be used as per the schedule and undertaking submitted by PP.
16. The project proponent shall comply with the provisions contained in Ministry's OM vide F.No. 22-65/2017-IA.III dated 1<sup>st</sup> May 2018, as applicable, regarding Corporate Environment Responsibility.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA
18. The PP shall not carry any construction above or below the Revenue Rasta.
19. The PP agrees to take water assurance from the competent authority before commencement of the project.
20. The PP agrees to take Power assurance from the competent authority before commencement of the project.
21. The PP shall take all measures that no vehicles shall be parked on the roads or revenue Rasta outside the project area.
22. The PP shall not allow storing chemical above the threshold level of Manufacture, Storage and Import of Hazardous Chemicals (MSIHC) Rules 1989.
23. The PP shall not allow establishment of any category A or B type industry in the project area
24. The PP shall carry out the quarterly awareness programs for the staff
25. 12 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
26. The PP shall install Digital Water Level Recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 12 RWH pits.
27. The PP shall comply with Chemical Accidents (Emergency Planning, Preparedness and Response) (CAEPPR) Rules 1996.
28. The PP shall take all preventive measures to control dust during construction and operational phase through water sprinkles.
29. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

## B. Statutory Compliance:

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

## I. Air quality monitoring and preservation

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

- X. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- XI. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- XII. For indoor air quality the ventilation provisions as per National Building Code of India.

## II. Water Quality Monitoring and Preservation

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

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

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

### **III. Noise monitoring and prevention**

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

### **IV. Energy Conservation measures**

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

### **V. Waste Management**

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

## **VI. Green Cover**

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

## **VII. Transport**

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

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

#### **VIII. Human Health Issues**

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

#### **IX. Corporate Environment Responsibility**

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

#### **X. Miscellaneous**

- I. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days



indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.

- II. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- III. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- IV. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- V. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- VI. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- VII. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- VIII. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- IX. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- X. Any change in planning of the approved plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
- XI. The PP should give unambiguous affidavit giving land promoters in accordance with their 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.

**Project Proponent : Sh. Rupa Roshan**  
**Consultant : Oceao EnviroNet Pvt. Ltd.**

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

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

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

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

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

**192.16 Environment Clearance for "Affordable Group Housing Colony "Project at Village Dharampur, Sector 108, Gurgaon, Haryana by M/s Nani Resorts and Floriculture Pvt. Ltd**

**Project Proponent : Sh. Mukesh Kumar**  
**Consultant : M/s Aplinka Solutions Pvt. Ltd.**

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on dated 22.10.2019 for Environment Clearance under Category 8(a) of EIA Notification dated 14.09.2006.

Thereafter, the case was taken up in 191<sup>st</sup> meeting of SEAC held on 19.11.2019 but the PP requested in writing vide letter dated 15.11.2019 for the deferment of the case which was considered and acceded by the SEAC.

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

The Proposed project is for Environment Clearance of "Affordable Group Housing Colony "Project at Village Dharampur, Sector 108, Gurgaon, Haryana by M/s Nani Resorts and Floriculture Pvt. Ltd.

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

<b>Name of the Project: Affordable Group Housing Project at Village Dharampur, Sector 108, Gurgaon, Haryana M/s Nani Resorts and Floriculture Pvt. Ltd.</b>			
<b>Sr. No.</b>	<b>Particulars</b>		
1.	Latitude	28°31'9.95"N	
2.	Longitude	76°58'46.05"E	
3.	Plot Area	20234.25 sq. m.	
4.	Proposed Ground Coverage	5245.13 sq. m.	
5.	Proposed FAR	45716.97 sq. m.	
6.	Non FAR Area	7294.01 sq. m.	
7.	Total Built Up area	53384.76 sq. m.	
8.	Total Green Area with Percentage	4046.85 sq. m. (20%)	
9.	Rain Water Harvesting Pits/Tanks	2 tanks: 214.5 KLD each	
10.	STP Capacity	350 KLD	
11.	Total Parking	963 two wheeler	
12.	Organic Waste Converter	OWC - 130 150kg/hour	
13.	Maximum Height of the Building (m)	44.65 m till terrace level	
14.	Power Requirement	2361.42 KW	
15.	Power Backup	DG: 1 x 380 kVA + 1 x 380 kVA	
16.	Total Water Requirement	357 KLD	
17.	Domestic Water Requirement	244 KLD	
18.	Fresh Water Requirement	244 KLD	
19.	Treated Water	113 KLD	
20.	Waste Water Generated	285 KLD	
21.	Solid Waste Generated	1945.87 Kg/day	
22.	Biodegradable Waste	1167.52 Kg/day	
23.	Number of Towers	6 Towers	
24.	Dwelling Units/ EWS	728	
25.	Basement	Nil	
26.	Community Center	187.804 sq. m.	
27.	Stories	Tower A ,Tower B, Tower C, Tower D, Tower E and Tower F (all towers S+14)	
28.	R+U Value of Material used (Glass)	5.59 W/sqm K	
29.	Total Cost of the project:	i) Land Cost	60 Crores
		ii) Construction Cost	95.68 Crores
30.	CER	Rs 2.335 Crore	

31.	Incremental Load in respect of:	i) PM <sub>2.5</sub>	0.077 µg/m <sup>3</sup>
		ii) PM <sub>10</sub>	0.077 µg/m <sup>3</sup>
		iii) SO <sub>2</sub>	0.18 µg/m <sup>3</sup>
		iv) NO <sub>2</sub>	1.24 µg/m <sup>3</sup>
		v) CO	0.480 µg/m <sup>3</sup>

The Discussion was held on Solid Waste Management Plan, water balance, Green Area, revised CER, scope of accreditation, ECBC Compliance, distance of wildlife sanctuary, soil testing report, RWH, STP, Sewage Treatment Plan and certain observations were raised which were replied by PP vide letter dated 04.12.2019. The PP submitted the undertaking that 13 lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan.

After deliberations on various issues 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. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
4. The PP shall install the air cooled gas based generator set as and when the gas supply is available in the area, in place of approved DG sets.
5. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
6. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
7. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 4,323.131m<sup>2</sup>(20 % of NPA) shall be provided for green area development.

8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
11. The project proponent shall comply with the provisions contained in Ministry's OM vide F.No. 22-65/2017-IA.III dated 1<sup>st</sup> May 2018, as applicable, regarding Corporate Environment Responsibility.
12. The PP shall deposit the half of CER fund in the C. M. Fund and rest shall be used as per the schedule and undertaking submitted by PP.
13. The PP agrees that occupation or possession before the water supply and sewage connection permitted by the competent authority.
14. The PP agrees that occupation or possession before the electricity connection permitted by the competent Authority.
15. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. 02 Rain Water Harvesting Tanks shall be provided for storage of water as per the CGWB norms.
18. The PP shall provide the mechanical ladder for use in case of emergency.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

## **B. Statutory Compliance:**

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

## **I      Air quality Monitoring and Preservation**

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

## **II      Water Quality Monitoring and Preservation**

- I. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- II. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- III. Total fresh water use shall not exceed the proposed requirement as provided in the project details. 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. The Rain Water Harvesting storage tanks 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 MoEF&CC/SEIAA website where it is displayed.
- II. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- III. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- IV. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- V. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- VI. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- VII. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- VIII. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- IX. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- X. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
- XI. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
- XII. Concealing factual data or submission of false/fabricated data may result in revocation of this

environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

- XIII. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- XIV. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- XV. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- XVI. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

**192.17 Environment Clearance for Expansion of proposed Group Housing/Mixed Land Use Project on area measuring 70.26 Acres at Sector-65, Village Maidawas, Gurugram, Haryana by M/s Mangalam Multiplex Pvt. Ltd.**

**Project Proponent : Sh. Amarnath Icchupujani**  
**Consultant : Ind. Tech House Consultant Pvt. Ltd.**

The project was submitted to the SEIAA, Haryana on 06.03.2019. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC under Category 8(b) of EIA Notification dated 14.09.2006. The ToR was approved by SEAC, Haryana on 05.04.2019. The PP submitted the EIA/EMP report dated 16.10.2019.

Thereafter, the case was taken up in 191st meeting of SEAC held on 18.11.2019. The PP presented the case before the committee.

The proposed Project is for Environment Clearance of Expansion of proposed Group Housing/Mixed Land Use Project on area measuring 70.26 Acres at Sector-65, Village Maidawas, Gurugram, Haryana by M/s Mangalam Multiplex Pvt. Ltd. The project was earlier granted Environment Clearance by SEIAA Haryana vide letter dated 28.10.2009. The validity of Environment Clearance was upto 27.10.2014 thereafter validity of EC was extended vide letter no. SEIAA/HR/15/61 Dated 05.01.2015 till the validity of license, in case of license is again revalidated then not more than 5 years w.e.f. 27.10.2014 i.e. 26.10.2019. Further amendment was issued vide memo no. SEIAA/HR/2018/1018 dated 16.08.2018.

The Discussion was held on Layout Plan, Building plan, Traffic Circulation Plan, Parking Plan, location of STP on Plan, Location of RWH structure on Plan, RWH EIA impact, compliance report, action taken on compliance report , elevation sector plan, AAI Height Clearance, Aravali NOC etc. and certain observations were raised as following:-

1. The PP shall submit the building plan, zoning plan, layout plan, traffic circulation plan (1:10,000 scale) on larger scale.
2. The PP shall submit the approved Wildlife conservation plan from Chief Wildlife Warden.
3. The PP shall submit the self contained note along with background of the project.
4. The PP shall submit the cizra plan for the expansion of the project
5. The PP shall submit the geotechnical report of the project area
6. The PP shall submit the details of various components of STP including dimensions of each component along with the disposal of sludge of the STP.
7. The project proponent shall comply with the provisions contained in Ministry's OM

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

8. The PP shall submit the latest status of the project
9. The PP shall submit the revised zoning plan of the project
10. The PP shall submit the extra FAR approval /TOD approval from Competent Authority.
11. The PP shall submit the revised back up power plan for the project site.
12. The PP shall submit the comparison statement of the existing and the expanded project.

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

The PP submitted the reply of above said observations vide letter dated 29.11.2019.

Thereafter, the case was taken up in 192<sup>nd</sup> meeting of SEAC Haryana held on 04.12.2019. Earlier, the Project was granted EC vide letter no SEIAA/HR/09 dated 28.10.2009 and further the project was granted extension of validity of EC vide memo no. SEIAA/HR/15/61 Dated 05.01.2015 for validity of license or in case the license is again revalidated from not more than 5 years w.e.f. 27.10.2014. The Project was granted amendment/revision of EC for plot area 56.05 acres vide Memo No. SEIAA/HR/2018/1018 dated 16.08.2018. Further the application for expansion of area measuring 70.26 acres for expansion of EC was submitted to SEIAA on 15.02.2019. TOR was granted vide letter no. HR/SEAC/2019/137 dated 05.04.2019. The PP has also submitted the certified copy of compliance report issued by RO MoEF &CC Gol vide file no. 4-457/2009-RO(NZ)/286-288 Dated 14.10.2019. The Project has been developed and occupancy certificates for developed towers have been received by PP on 12.04.2017 and 25.04.2017. The PP informed the committee that as already the occupancy certificate have been issued for Phase-I & II and now has planned to carry out the completion work of rest of the area in already granted EC. The PP applied for expansion on additional land measuring 14.21acres. The Committee considered the case and agreed to appraise the case for grant of Environment Clearance.

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

<b>Name of the Project: Expansion of Proposed Group Housing/ Mixed Land Use Project on Area Measuring 70.26 Acres at Sector-65, Village-Maidawas, Gurugram, Haryana</b>				
<b>Sr. No.</b>	<b>Particulars</b>	<b>Existing</b>	<b>Expansion</b>	<b>Total Area (in M<sup>2</sup>)</b>
1.	Latitude	28 <sup>0</sup> 24'00.74" N	28 <sup>0</sup> 24'00.74" N	28 <sup>0</sup> 24'00.74" N
2.	Longitude	77 <sup>0</sup> 04'09.04" E	77 <sup>0</sup> 04'09.04" E	77 <sup>0</sup> 04'09.04" E
3.	Plot Area	2,26,826.30 sqm	58,359.61 sqm	2,85,185.91 sqm
4.	Net Plot Area	2,26,826.30 sqm	58,359.61 sqm	2,85,185.91 sqm
5.	Proposed Ground Coverage	26506.45	22046.06	48,552.51 sqm
6.	Proposed FAR	379649.255	375544.625	7,55,193.88 sqm
7.	Non FAR Area	174225.655	139381.045	3,13,606.70 sqm
8.	Total Built Up area	5,53,874.91 sqm	5,17,925.67 sqm	10,68,800.58 sqm
9.	Total Green Area with Percentage	42129.225	45273.505	87,402.73 sqm (30.76%)
10.	Rain Water Harvesting Pits	56	14	70

11.	STP Capacity	1000 kld	1700 kld	2700 kld
12.	Total Parking	3010	5673	8683 ECS
13.	Organic Waste Converter	01	01	02
14.	Maximum Height of the Building (m)	187.5 M	11.34 M	198.84 M
15.	Power Requirement	14000 KW	21376 KW	35376 KW
16.	Power Backup	14040 KVA	29270 KVA	43310 KVA
17.	Total Water Requirement	1009 kld	1946 KLD	2955 KLD
18.	Domestic Water Requirement			1160 KLD
19.	Fresh Water Requirement	627 kld	1168 KLD	1795 KLD
20.	Treated Water			1798 KLD
21.	Waste Water Generated	710 kld	1537 KLD	2247 KLD
22.	Solid Waste Generated	4.95 TPD	9.75 TPD	14.70 TPD
23.	Biodegradable Waste			8.89 TPD
24.	Number of Towers	43	18	61 Nos.
25.	Dwelling Units/ EWS	1284 DU's 322 EWS	1848 DU's 231 EWS	DU's 3132 EWS 553
26.	Basements	04 Nos.		4 Nos.
27.	Community Center,	01	-	01
28.	Stories			4B+G/ST+47
29.	R+U Value of Material used (Glass)			0.08
30.	Total Cost of the project:	i) Land Cost ii) Construction Cost	780 Cr. 1029.85 Cr.	1809.85 Cr.
31.	CER		5.93 Cr.	5.93 Cr.
32.	Incremental Load in respect of:	M 2.5		0.394µg/m3
		PM 10		0.560 µg/m3
		SO <sub>2</sub>		4.78µg/m3
		NO <sub>2</sub>		37.2µg/m3
		CO		9.39 mg/m3

The Discussion was held on earlier EC, Building Plan, Zoning Plan, Expansion of the project, STP ,Extra FAR and certain observations were raised which were replied by PP vide letter dated 04.12.2019. The PP submitted the undertaking that Rs. 26 Lakhs out of CER will be spent on development of existing pond at village Maidawas under technical guidance of Haryana Ponds & Waste Water Management Authority.

After deliberations on various issues 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. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.

3. The PP shall not allow to park the vehicles on the roads or Revenue Rasta outside the project area
4. The PP agrees that proper ventilation and other facilities will be provided in the basements.
5. The PP shall restore, reclaim and maintain the ponds in village Maidawas with technical support from the Haryana Pond and Waste Water Management Authority
6. The PP shall not carry any construction below the HT Line passing through the project.
7. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
8. The PP shall install the air cooled gas based generator set as and when the gas supply is available in the area, in place of approved DG sets.
9. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
10. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
11. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 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 87,402.73 sqm (30.76%) shall be provided for green area development.
12. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
13. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
14. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
15. The project proponent shall comply with the provisions contained in Ministry's OM vide F.No. 22-65/2017-IA.III dated 1<sup>st</sup> May 2018, as applicable, regarding Corporate Environment Responsibility.
16. The PP shall deposit the half of CER fund in the C. M. Fund and rest shall be used as per the schedule and undertaking submitted by PP.
17. The PP agrees not to give occupation or possession before the water supply and sewage connection permitted by the competent authority.
18. The PP agrees not to give occupation or possession before the electricity connection permitted by the competent Authority.
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. 14 Rain Water Harvesting Pits in addition to earlier 56 RWH 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 (14+56) RWH pits.
23. The PP shall provide the mechanical ladder for use in case of emergency.
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.

**B. Statutory compliance:**

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

**I. Air quality monitoring and preservation**

- I. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- II. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- III. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
- IV. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- V. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- VI. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent

dust pollution.

- VII. Wet jet shall be provided for grinding and stone cutting.
- VIII. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- IX. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- X. The diesel generator sets to be used during construction phase shall be ultra 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. The Rain Water Harvesting storage 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.

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**Annexure-A**

**List of Participants in the 192<sup>th</sup> Meeting of SEAC, Haryana held on 03.12.2019 and 04.12.2019 under the Chairmanship of Shri V. K. Gupta, Chairman, SEAC, Haryana**

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