

Minutes of the 229th 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 16.12.2021 and 17.12.2021 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, through Video Conferencing (VC).

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 228th Meeting were discussed in view of observations of a member and approved without any modification. In the meeting 24 no. of agenda projects received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

In the wake of recent crises of COVID-19, lockdown situation, Committee took a decision to scope and appraise the EC cases as per the guidelines issued by MoEF& CC from time to time by video conferencing. It was decided that before the commencement of online video conferencing the agenda is required to be mailed beforehand. Accordingly the agenda of the present meeting was mailed to SEAC members in advance and a video conference meeting was organized in this regard on 16.12.2021 and 17.12.2021.

The 229th meeting of SEAC Haryana was held online by video conferencing on 16.12.2021 and 17.12.2021. The following members joined the meeting:

Sr. No.	Name	Designation
1.	ShriPrabhakarVerma	Member
2.	Dr. S. N. Mishra	Member
3.	Shri Raj Kumar Sapra	Member
4	Dr.Surinder Kumar Mehta	Member
5.	Ar. Hitender Singh	Member
6.	Dr.VivekSaxena	Member
7.	Dr.Mehar Chand	Member
8.	Shri Anil Kumar Mehta	Member
9.	Sh. Gurjeet Singh (16.12.2021)	Mining Officer
10	Sh. Niranjan(17.12.2021)	Mining Officer
11.	Dr. R. K. Chauhan, Joint Director, Environment & Climate Change Department, Haryana	Secretary

229.01 EC for Warehouse (Non Agro Produce) Project in the Revenue Estate of Village BhoraKalan, Tehsil Pataudi, District Gurugram, Haryana by Sh. Raj Kumar & Others.

Project Proponent : Mr. Ajay Yadav
Consultant : GaurangEnviro

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/236901/ 2021 on dated 29.11.2021 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 229th meeting of SEAC held on 16.12.2021. The PP presented the case before the committee

- The proposed project is EC for Warehouse (Non Agro Produce) Project in the Revenue Estate of Village BhoraKalan, Tehsil Pataudi, District Gurugram, Haryana by Sh. Raj Kumar & Others.
- CLU was granted in the name of Sh. Raj Kumar & Others, Warehouse (Non Agro Produce) Project over an area of 30.4937 acres vide Memo no.3154A/CTP/20039/2021 Dated 17.08.2021.
- Zoning plan was approved on 18.08.2021 for the development of warehouse (Non Agro Produce) Project over an area of 30.4937 acres vide Memo no.3154A/CTP/20039/2021 Dated 17.08.2021.
- The project is appraised on **concept basis** as building plans are not approved from the Competent Authority
- The PP submitted the copy of DD for Rs. 1.5 lakh in favour of MS, SEIAA
- The projects falls under Gurugram Manesar Master Plan 2031AD

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:-

Table1: Basic details

Name of the Project: Warehouse (Non-Agro Produce) Project at Village-BhoraKalan, Tehsil-Pataudi, Dist. Gurugram, Haryana by Sh. Raj Kumar & Others		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/MIS/236901/2021
2.	Latitude	28°18'10.18" N
3.	Longitude	76°49'23.13" E
4.	Plot Area	1, 23,403.327 m ² (30.4937 acres)
5.	Net Plot Area	1, 21,842.137 m ² (30.107 acres)
6.	Proposed Ground Coverage	65,203.731 m ²
7.	Proposed FAR	68,459.324 m ²
8.	Non FAR Area	-
9.	Total Built Up area	68,459.324m ²
10.	Total Green Area with %	24,437.2 m ² (20% of net plot

			area)
11.	Rain Water Harvesting Pits (with size)		30 pits (88.31 m ³)
12.	STP Capacity		12 KLD
13.	Total Parking area		18,915.79 m ²
14.	Organic Waste Converter		1
15.	Maximum Height of the Building (m)		15
16.	Power Requirement		200 KW
17.	Power Backup		1 DG set of 250 kVA
18.	Total Water Requirement		133 KLD
19.	Domestic Water Requirement		11 KLD
20.	Fresh Water Requirement		6 KLD
21.	Treated Water		127 KLD
22.	Waste Water Generated		10 KLD
23.	Solid Waste Generated		40 kg/day
24.	Biodegradable Waste		16 kg/day
25.	Number of Building		1
26.	Stories		G+1
27.	R+U Value of Material used (Glass)		U Value 5.7 W/m ² K
28.	Total Cost of the project:		59 Crores
29	EMP Budget (per year)	i) Capital Cost	171 Lakhs
		ii) Recurring Cost	22 Lakhs
30.	Incremental Load in respect of:	i) PM 2.5	0.12 µg/m ³
		ii) PM 10	0.31 µg/m ³
		iii) SO ₂	0.44 µg/m ³
		iv) NO ₂	9.38 µg/m ³
		v) CO	9.36 µg/m ³
31.	Construction Phase:	i) Power Back-up	62.5 kVA
		ii) Water Requirement & Source	5 KLD

		iii) STP (Modular)	1
		iv) Anti-Smoke Gun	1

Table 2: EMP BUDGET

S. No	Capital Cost		Recurring Cost	
	Item	Rs. In Lakhs	Item	Rs in Lakh/year
1.	STP	2.0	Effluent & water quality monitoring& O and M Costs & maintenance	1.0
2.	Stack attached to DG set	20.0	Stack emission & ambient air monitoring	2.5
3.	Solid waste management	2.0	Solid waste handling treatment & disposal	0.5
4.	Rainwater harvesting system	90	Maintenance of RWH	8.0
5.	Storm water drainage system	5.0	Maintenance of drainage	2.0
6.	Landscaping	32.5	Maintenance of green area	5.5
7.	Solar powered lighting	17.0		
8.	Development of Miyawaki Forest outside the project boundary & surrounded area	7.5	Maintenance of Miyawaki Forest outside the project boundary & surrounded area	2.5
9.	Social EMP	5.0		
	Total	181	Total	22

The discussion was held on self-contained note, building plan, water assurance, ECBC compliance, no. of trees, Geo technical report, traffic study, revised EMP, sewer permission etc. and certain observations were raised as following:-

1. The PP shall submit the micromat data, Isopleths viz. a viz. wind rose diagram
2. The PP shall submit the approved building plan or affidavit regarding appraisal on concept basis.
3. The PP shall submit the self-contained note regarding the existing construction at the site.
4. The PP shall submit details of Miyawaki forest to be provided at least 3 (400 m2)
5. The PP shall submit the water assurance from competent authority
6. The PP shall submit the ECBC compliance

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7. The PP shall submit the no. of existing trees, no. of trees to be felled, green plan, money to be spent on plan along with , detailed plan
8. The PP shall submit geo technical report
9. The PP shall submit the traffic study
10. The PP shall submit 75 KW solar energy in the project area.
11. The PP shall submit the C&D waste to be disposed after demolition of existing building
12. The PP shall submit the revised population
13. The PP shall submit the agreement with treated water supplier for obtaining water 122 KLD for horticulture purpose
14. The PP shall submit the site for storage of DG fuel
15. The PP shall submit the reason for not leaving the space between two sheds for fire tender movement
16. The PP shall submit the affidavit for not carry any construction below 220.0 KV HT line passing through the project
17. The PP shall submit the affidavit for FMCG products, MSHIC rules to be followed, safetycode of the employees, public liability act
18. The PP shall submit the revised EMP along with socio economic component.
19. The PP shall submit the provision of entrance from the highway.
20. The PP shall submit the MOU signed with the hazardous water management company
21. The PP shall submit the detail of solar power to be installed
22. The PP shall submit the detailed SOP of plastic segregation uses
23. The PP shall submit the sewer permission of the competent authority
24. The PP shall submit the details of site provided along with land use
25. The PP shall submit the details of water table in the project area
26. The PP shall submit the onsite-offsite emergency management plan
27. The PP shall submit affidavit mentioning that adequate studies have been carried out to ascertain that there would not be any obstruction or impediment in general traffic in vicinity of the project due to the project
28. The PP shall submit affidavit mentioning that the no. of in-bound & out-bound vehicles (____PCU/Hr.) and the running hours per day (____) of DG sets considered while undertaking the studies for evaluating the “Incremental Pollution Load” and those are true to best of our knowledge.
29. The PP shall submit affidavit mentioning that the proposed & installed DG sets & fuel to be used would be as per NCAP/GRAP
30. The PP shall submit affidavit mentioning that no untreated water would be released inside or outside the project or anywhere; waste water would be treated to tertiary level & would be used with the installation of “Dual plumbing”.

The PP submitted the reply of above said observations along with affidavits stating

- That the company has not commenced any construction work at the project site. We shall commence construction work only after obtaining the Environment clearance and receipt of all applicable NOCs/Permissions from the prescribed/competent authorities of the State and Central Government.
- The PP submitted that 75kw solar energy will be provided in the project area
- That during the construction phase no groundwater will be used, and water requirement during the construction phase will be met from the safe water zones only.

- That we will abide by the ruling given by the Hon'ble Courts with regard to the extraction of groundwater in the notified areas of Haryana.
- That new scientific measures are being will be taken to reduce the consumption of water during the construction phase.
- No Revenue Rasta is passing through the project area shown in the zoning plan and layout plan.
- ROW will be provided as HT wire is passing through the project area.
- They will not use groundwater for construction and will use treated water confirming the ISI standards for building construction.
- We will use ultra-low Sulphur diesel (0.005%)
- The infrastructure will not obstruct or divert the natural flow of water covered or open nallah, drainage of rain water as per natural flow of water.
- That Sh. Raj Kumar & Others have planned to construct Warehouse (Non-Agro Produce) Project in the revenue estate of village-BhoraKalan, Tehsil-Pataudi, Dist. Gurugram, Haryana.
- That we will not store any pharmaceutical products, health care products, cosmetics products, chemicals etc. in proposed warehouse.
- That we will not store any FMGC products.
- That we will follow the occupational health and working conditions code 2019 compliance.

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

A: Specific Conditions:

1. The PP shall take the necessary approval from PESO, if applicable
2. The PP shall follow the compliance of Public Liability Insurance Act, 1991
3. The PP shall carry the isolated storage of each chemical to be stored with the existing precautions as per the MSHIC Rules, 1989 and abide by all conditions of MSDS.
4. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipment's etc. as per National Building Code including protection measures from lightning etc.
5. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
6. The PP and consultant agree to display the First Aid measure, Fire Fighting Measure, Accidental Release measure, Exposure and control (Personal Measure) at the site.
7. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

8. 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.
9. The PP shall comply with provisions of Occupational Safety health and working conditions Code 2019.
10. 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.
11. 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.
12. 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 solid waste dumping site through authorized vender.
13. The PP shall implement the EMP and assess that the implemented EMP is adequate and periodic environmental audits shall be conducted and maintained the records of audit. These audits shall be followed by Corrective action plan to correct the various measures identified during the audits (CAP).
14. 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 km 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
15. 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 24,437.2 m² (20% of net plot area) shall be provided for green area development. The Pp will develop 20% Green Area every year
16. The PP shall also develop the Miyawaki Forest as proposed in the EMP with the capital cost of 7.5 lakhs in the area of 1200 sqm. outside the project area and maintain the same. The Miyawaki forest shall be developed under the guidance of MD Forest corporation Haryana
17. The PP shall provide the Anti-smog gun mounted on vehicle in the project for suppression of dust during construction phase and shall use the treated water, if feasible.
18. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used.
19. The PP shall not carry any construction below the HT Line passing through the project, if any.
20. The PP shall not carry any construction above or below the Revenue Rasta, if any.

21. The PP shall obtain the permission regarding withdrawal of ground water from CGWA/ State water Authority, Haryana before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
22. The PP shall not allow parking of the vehicles on the roads or revenue Rasta outside the project area.
23. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority
24. The PP shall develop the onsite and offsite emergency plan in consultation with the regulatory authority.
25. 30 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 30 RWH pits.
27. The PP shall not allow establishment of any category A or B type industry in the project area.
28. The PP shall carry out the quarterly awareness programs for the staff.
29. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
30. The PP shall comply with provisions of Manufacturing storage and import of Hazardous chemical rules

B. Statutory Compliance:

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

I. Air quality Monitoring and Preservation

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

II. Water Quality Monitoring and Preservation

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

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

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 as applicable, regarding Corporate Environment Responsibility for expansion and existing parts.
- 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.

229.02 EC for Proposed Commercial Plotted Colony (SCO) in the name of Dharmender Bhandari S/o DP Bhandari , & others in collaboration with Bestech India Pvt. Ltd Village-Hayatpur, SEC-88, Gurugram, Haryana on land measuring 4.60 acres by M/s Bestech India Pvt. Ltd.

Project Proponent : Mr. Rajesh Ravi
Consultant : VardanEnviro

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/237772/2021 on dated 01.12.2021 as per check list approved by the SEIAA/SEAC forobtaining Environmental Clearance under Category 8 (a) of EIA Notification 14.09.2006.

- The proposed project is for EC for Proposed Commercial Plotted Colony (SCO) “Bestech Central Boulevard”Village-Hayatpur, SEC-88, Gurugram, Haryana on land measuring 4.60 acres by M/s Bestech India Pvt. Ltd.
- License no. 18 of 2020 in the name of DharmenderBhandari S/o DP Bhandari , Sunil Satija, Bestech India pvt. Ltd. in collaboration with Bestech India Pvt. Ltd for an area measuring 4.60acres amended dated 10.07.2019 from license no. 75 of 2011 dated 06.09.2011 vide letter dated 29.07.2020 which is valid upto 27.07.2025.
- The Building plans have been approved form the competent Authority
- The PP submitted the copy of DD for Rs. 1.5 lakh in favour of MS, SEIAA
- The project falls under Gurugram Master Plan 2031
- Sultanpur National park falls within 7.7km from the project area

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:-

Table 1: Basic details

Name of the Project: ProposedCommercial Plotted Colony (SCO) “Bestech Central Boulevard” at village-Hayatpur, Sector-88, Gurugram, Haryana by M/s BestechIndiaPvt. Ltd.		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/MIS/237772/2021
2.	Latitude	28°25’0.83” N
3.	Longitude	76°57’34.21” E
4.	Plot Area	18,615.512 m ² / 4.60 Acres
5.	Net Plan Area	18,615.512 m ² / 4.60 Acres
6.	Proposed Ground Coverage	6,513.00 m ²
7.	Proposed FAR	23,247.75 m ²
8.	Non FAR Area	307.2 m ²
9.	Total Built Up area	23,554.95 m ²

10.	Total Green Area with %		3,723.10 m ² (20 %) of total plot area
11.	Rain Water Harvesting Pits (with size)		05 (78.5m ³)
12.	STP Capacity		125 KLD
13.	Total Parking		61 Cars 20 Two-wheelers
14.	Organic Waste Converter		2 Nos. (1×150+1×500=650 kg/day)
15.	Maximum Height of the Building (m)		15 m
16.	Power Requirement		2000KW (DHBVN)
17.	Power Backup		2 Nos. of total1760kVA (1 x 1010 kVA + 1 x 750 kVA)
18.	Total Water Requirement		137 KLD
19.	Domestic Water Requirement		50 KLD
20.	Fresh Water Requirement		50 KLD
21.	Treated Water		87 KLD
22.	Waste Water Generated		97 KLD
23.	Solid Waste Generated		866 Kg/day
24.	Biodegradable Waste		520 Kg/day
25.	Number of Towers		4 Blocks
26.	No. of Plots		50
27.	Stories		G+3 rd Floor
28.	Total Cost of the project:	i) Land Cost	Total Project Cost: 78.36 Cr
		ii) Construction Cost	
29.	EMP Budget		Construction Phase: Capital Cost- 75.5lacs Recurring Cost- 94lacs Operation Phase: Capital Cost- 80lacs Recurring Cost- 147lacs
30.	Incremental Load in respect of:	i) PM 2.5	0.04758µg/m ³
		vi) PM 10	0.1028µg/m ³

		vii) SO ₂	0.1998µg/m ³
		viii) NO ₂	0.0652µg/m ³
		ix) CO	0.0000341 µg/m ³
31.	Construction Phase:	v) Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		vi) Water Requirement & Source	Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – HSVP Construction Water – treated wastewater from operational project
		vii) STP (Modular)	1 No. of 5 KLD
		viii) Anti-Smoke Gun	01

Table: 2 EMP Budget

During Construction Phase			During Operation Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management	10.00	12.00	Waste Water Management (Sewage Treatment Plant)	20.00	40.00
Garbage & Debris disposal	0.00	15.00	Solid Waste Management (Dust bins & OWC)	20.00	31.00
Green Belt	15.00	20.00	Green Belt	22.50	35.00

Development			Development		
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	15.00
Rainwater harvesting system (05 pits)	15.5	15.00	Rainwater harvesting system	00.00	15.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	25.00	15.00	DG Sets including stack height and acoustics	15.00	10.00
Medical cum First Aid facility (providing medical room & Doctor	10.00	12	Establishment of Miyawaki Forests for Urban and Rural greening outside the Project Boundary	2.5	1.00
Total	75.5 Lakhs	94 Lakhs	Total	80 Lakhs	147 Lakhs

The discussion was held on green development plan, RWH plan, Geo technical report, traffic study, distance of wildlife from the project site, revised population, Miyawaki forest, ECBC compliance, C&D waste, revised EMP, sewer permission, parking details, STP and certain observations were raised as following:-

1. The PP shall submit the detailed green development plan
2. The PP shall submit the location of RWH plan for recharging of ground water as per runoff details.
3. The PP shall submit geo technical report
4. The PP shall submit the traffic study
5. The PP shall submit the details of existing trees in column 1.2 form 1
6. The PP shall submit the wildlife activity plan for sultanpur bird sanctuary .
7. The PP shall submit the details of achievement of ZLD
8. The PP shall submit the revised population
9. The PP shall submit the approved building plan or affidavit regarding appraisal on concept basis.
10. The PP shall submit details of Miyawaki forest to be provided.
11. The PP shall submit the water assurance from competent authority
12. The PP shall submit the ECBC compliance
13. The PP shall submit the C&D waste to be disposed after demolition of existing building
14. The PP shall submit the revised population
15. The PP shall submit the revised EMP along with socio economic component.
16. The PP shall submit the sewer permission of the competent authority

17. The PP shall submit the parking details
18. The PP shall submit the exact location of STP whether it is on the road?
19. The PP shall submit affidavit mentioning that adequate studies have been carried out to ascertain that there would not be any obstruction or impediment in general traffic in vicinity of the project due to the project
20. The PP shall submit affidavit mentioning that the no. of in-bound & out-bound vehicles (____PCU/Hr.) and the running hours per day (____) of DG sets considered while undertaking the studies for evaluating the "Incremental Pollution Load" and those are true to best of our knowledge.
21. The PP shall submit affidavit mentioning that the proposed & installed DG sets & fuel to be used would be as per NCAP/GRAP
22. The PP shall submit affidavit mentioning that no untreated water would be released inside or outside the project or anywhere; waste water would be treated to tertiary level & would be used with the installation of "Dual plumbing".

The PP submitted the reply of above said observations vide letter dated 17.12.2021.

- The PP also submitted Rs.5Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan .

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

A. Specific conditions:-

1. Sewage shall be treated in the modular STP based on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The PP shall spent Rs.5Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan
3. The PP shall also develop the Miyawaki Forest as proposed in the EMP with the capital cost of 2.5 lakhs in the area of 400 sqm. outside the project area and maintain the same. The Miyawaki forest shall be developed under the guidance of MD Forest corporation Haryana
4. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
5. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
6. The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revnuerasta. The PP shall put notice board on the revenue rasta for the passer byes.

7. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
8. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
9. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
10. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased 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 3,723.10 m² (20 %) of total plot area shall be provided for Green Area development for whole project, excluding plot areas.
12. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
13. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
14. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
18. The PP shall not 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, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
20. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
21. 5 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.

22. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 5 RWH pits.
23. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
24. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
25. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

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

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

II Water Quality Monitoring and Preservation

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

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

III Noise Monitoring and Prevention

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

regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

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

IV Energy Conservation Measures

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

V Waste Management

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

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

VI Green Cover

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

VII Transport

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

components of the plan which involve the participation of these departments.

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous

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

compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

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

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

Project Proponent : Mr.ChiragGehlot
Consultant : GaurangEnviro

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/68361/2021 on dated 02.12.2021 as per check list approved by the SEIAA/SEAC for obtaining terms of reference under Category 8 (b) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 229th meeting of SEAC held on 16.12.2021.
The PP presented the case before the committee.

- The Proposed project is for Expansion of Group Housing Colony at Sector 48, Gurugram, Haryana by M/s Sweta Estates Pvt Ltd.
- Auto Tor was generated to the project 01.12.2021
- PP submitted DD of 2.0lakh in favour of MS, SEIAA

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:-

Table1: Basic details

Name of the Project: Expansion of Group Housing Colony (47.418 Acres) at Sector-48, Gurugram, Haryana by M/s. Sweta Estates Pvt. Ltd.				
Sr. No.	Particulars	As per existing EC	Expansion	Total (Area in sqm)
1.	Online Proposal Number	SIA/HR/MIS/68361/2021		
2.	Latitude	28° 25' 29.01" N		
3.	Longitude	77° 02' 05.10" E		
4.	Plot Area(Sqm)	1, 91,893.533	-	1, 91,893.533
5.	Proposed Ground Coverage(Sqm)	21,309.10	+ 6,594.57	27,903.670
6.	Proposed FAR(Sqm)	3,35,813.683	+ 5,732.314	3, 41,545.997
7.	Non FAR Area (Sqm)	2,26,328.056	15,917.383	2,42,245.439
	• Basement Area	2,26,328.056	+ 8,129.467	2,34,457.523
	• Other	-	+ 7,787.916	+ 7,787.916
8.	Total Built Up area (Sqm)	5,62,141.739	+ 21,649.697	5,83,791.436
9.	Total Green Area with % (Sqm)	57,700 (30% of plot area)	+ 47,518.1	1,05,218.10 (54.831% of plot area)
10.	Rain Water Harvesting Pits (with size)	45 Pits	-	45 Pits
11.	STP Capacity	1,375 KLD	+ 275 KLD	1,650 KLD
12.	Total Parking	3,566 ECS	+ 198 ECS	3,764 ECS
13.	Organic Waste Converter	2 No.	+ 2	4 No.
14.	Maximum Height of the Building (m)	125.95 m	+ 4.95 m	130.9 m
15.	Power Requirement	13,290 KW	-	13,290 KW
16.	Power Backup	19 nos. DG set of total	-	19 nos. DG set of total

		capacity 24,110 kVA (11 x 1010 kVA + 4 x 1250 kVA + 4 x 2000 kVA)		capacity 24,110 kVA (11 x 1010 kVA + 4 x 1250 kVA + 4 x 2000 kVA)
17.	Total Water Requirement	1,770 KLD	+ 499 KLD	2,269 KLD
18.	Fresh Water Requirement	891 KLD	+ 172 KLD	1,063 KLD
19.	Treated Water	879 KLD	+ 327 KLD	1,206 KLD
20.	Waste Water Generated	1,118 KLD	+ 217 KLD	1,335 KLD
21.	Solid Waste Generated	3,935 kg/day	+ 1,716 kg/day	5,651 kg/day
22.	Stories	2B+G+32	+2 Floor	2B+G+34
23.	R+U Value of Material used (Glass)	U Value 5.7 W/m ² K		
24.	Total Cost of the project:	394.40crores	+ 620 cr.	1014.4crores

The Discussion was held on Traffic study, parking plan, Air dispersion Modeling, water calculations, license, STP, Green area etc. and after detailed deliberations it was decided by the committee to recommend the case to SEIAA for approval of ToR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference:

Standard ToR

- [1] Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
- [2] Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
- [3] Examine baseline environmental quality along with projected incremental load due to the project.
- [4] Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
- [5] Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
- [6] Submit the details of the trees to be felled for the project.
- [7] Submit the present land use and permission required for any conversion such as forest, agriculture etc.
- [8] Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
- [9] Ground water classification as per the Central Ground Water Authority.

- [10] Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
- [11] Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
- [12] Examine soil characteristics and depth of ground water table for rainwater harvesting.
- [13] Examine details of solid waste generation treatment and its disposal.
- [14] Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption, energy conservation and energy efficiency.
- [15] DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
- [16] Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
- [17] A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- [18] Examine the details of transport of materials for construction which should include source and availability.
- [19] Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
- [20] Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
- [21] Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- [22] The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
- [23] Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>".

Additional ToR:

- i. The PP shall provide separate services plan as two revenue rasta of 5 and 8m are passing through the project site.
- ii. The PP shall submit the progress of RWH, Green area, STP, CSR from 2007 till 2021.
- iii. The PP shall submit the certified compliance report from the competent authority.
- iv. The PP shall submit the audited statement for CER
- v. The PP shall submit the EMP along with socio economic components
- vi. The PP shall submit the traffic study along with proper parking plan for surrounding and traffic congestion points in and around the project area. The PP shall submit the decongestion of traffic.
- vii. The PP shall submit the hydraulic design, flow chart with dimension of each component of STP along with its location.
- viii. The PP shall submit the Geo technical study of the project area.
- ix. The PP shall submit the sun simulation study for building orientations.
- x. The PP shall submit the activity wise breakup of residential plots, commercial

- area, and community area.
- xi. The PP should submit energy saving details as per ECBC-R .
 - xii. The PP shall submit the revised Water calculation for all seasons along with details
 - xiii. The PP shall submit Environment Impact Assessment of vehicles during peak hours in and around the project area.
 - xiv. The P.P should submit revised population calculations as per NBC norms.
 - xv. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern.
 - xvi. The PP should submit fire fighting plan and fire rescue plan (SOP).
 - xvii. The PP shall submit the traffic study and incremental load analysis with current status of connecting roads and up-gradation plan for the project, if any.
 - xviii. The PP shall submit the traffic circulation and parking management plan.
 - xix. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular Emissions data, DAT files (input and output), Isoplets of PM10, PM2.5, So2, NO2, CO vis a vis wind rose.
 - xx. The PP shall submit the details of existing trees in the project area.
 - xxi. 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.
 - xxii. The PP shall submit the land ownership details
 - xxiii. The PP shall submit affidavit mentioning that adequate studies have been carried out to ascertain that there would not be any obstruction or impediment in general traffic in vicinity of the project due to the project
 - xxiv. The PP shall submit affidavit mentioning that the no. of in-bound & out-bound vehicles (____PCU/Hr.) and the running hours per day (____) of DG sets considered while undertaking the studies for evaluating the “Incremental Pollution Load” and those are true to best of our knowledge.
 - xxv. The PP shall submit affidavit mentioning that the proposed & installed DG sets & fuel to be used would be as per NCAP/GRAP
 - xxvi. The PP shall submit affidavit mentioning that no untreated water would be released inside or outside the project or anywhere; waste water would be treated to tertiary level & would be used with the installation of “Dual plumbing”.
 - xxvii. The PP shall submit the structure stability certificate.
 - xxviii. The PP shall submit the details of solar power provided in the project area
 - xxix. The PP shall submit the green plan along with Miyawaki forest.
 - xxx. The PP should enclose all analysis reports of Air, Water, Soil, Noise etc. from MoEF& CC/ NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project.

229.04 ToR for Proposed Formaldehyde Manufacturing unit 250 TPD at Plot No.78, Sector 1, Phase-I, HSIIDC, Saha, Ambala, Haryana by M/s DC INDUSTRIES.

Project Proponent : Mr.Naresh Gupta
Consultant : VardanEnviro

The project was submitted to the SEIAA vide online proposal no. SIA/HR/IND3/67492/2021 on dated 02.12.2021 as per check list approved by the SEIAA/SEAC for obtaining terms of reference under Category 5(f) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 229th meeting of SEAC held on 16.12.2021. The PP presented the case before the committee.

- Auto Tor was generated to the project 15.11.2021
- PP submitted DD of Rs.50,000 in favour of MS, SEIAA

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:-

Table1: Basic details

Name of the Project: Proposed manufacturing of Formaldehyde 250TPD at Plot No.- 78, sector-1 Phase-I, HSIIDC, SAHA, District-Ambala (Haryana) by M/s. DC Industries.							
Sr. No.	Particulars						
1.	Online Proposal Number		SIA/HR/IND3/67492/2021				
2.	Latitude		<table border="1"> <tr> <td>Latitude</td> <td>30°17'23.88"N</td> </tr> <tr> <td>Longitude</td> <td>76°57'50.56"E.</td> </tr> </table>	Latitude	30°17'23.88"N	Longitude	76°57'50.56"E.
Latitude	30°17'23.88"N						
Longitude	76°57'50.56"E.						
3.	Plot Area		0.18 Ha.				
4.	Net Plot Area		0.18 Ha.				
5.	Total Built Up area		-				
6.	Total Green Area with %		0.0650ha. (36.11%)				
7.	Rain Water Harvesting Pits (with size)		-				
8.	STP Capacity		2 KLD				
9.	Total Parking		All Parking will be done within the plant premises.				
10.	Power Requirement		400 kVA				
11.	Power Backup		2 D.G. set of 500kVA capacity				
12.	Total Water Requirement		300 KLD				
13.	Domestic Water Requirement		2.0 KLD				
14.	Fresh Water Requirement		300.0 KLD				
15.	Treated Water		5 KLD				
16.	Waste Water Generated		5 KLD				
17.	Total Cost of the project:		Rs. 4.70Crores				
18.	EMP Budget		NA (Will submit till EC)				
20.	Construction Phase:	ix) Power Back-up	1 DG set of 50 kVA				
		x) Water Requirement & Source	8.0 KLD Source- HSIIDC				

The discussion was held on boilers, stack height, SWH, hazardous waste, STP, ETP, Water balance and certain observations were raised which were replied by PP vide letter dated 26.03.2021. After deliberations, it was decided by the committee to recommend the case to SEIAA for approval of TOR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference:

A. STANDARD TERMS OF REFERENCE

1) Executive Summary

2) Introduction

- i. Details of the EIA Consultant including NABET accreditation
- ii. Information about the project proponent
- iii. Importance and benefits of the project

3) Project Description

- i. Cost of project and time of completion.
- ii. Products with capacities for the proposed project.
- iii. If expansion project, details of existing products with capacities and whether adequate land is available for expansion, reference of earlier EC if any.
- iv. List of raw materials required and their source along with mode of transportation.
- v. Other chemicals and materials required with quantities and storage capacities
- vi. Details of Emission, effluents, hazardous waste generation and their management.
- vii. Requirement of water, power, with source of supply, status of approval, water balance diagram, man-power requirement (regular and contract)
- viii. Process description along with major equipments and machineries, process flow sheet (quantative) from raw material to products to be provided
- ix. Hazard identification and details of proposed safety systems.
- x. Expansion/modernization proposals:
 - a. Copy of all the Environmental Clearance(s) including Amendments thereto obtained for the project from MOEF/SEIAA shall be attached as an Annexure. A certified copy of the latest Monitoring Report of the Regional Office of the Ministry of Environment and Forests as per circular dated 30th May, 2012 on the status of compliance of conditions stipulated in all the existing environmental clearances including Amendments shall be provided. In addition, status of compliance of Consent to Operate for the ongoing existing operation of the project from SPCB shall be attached with the EIA-EMP report.
 - b. In case the existing project has not obtained environmental clearance, reasons for not taking EC under the provisions of the EIA Notification 1994 and/or EIA Notification 2006 shall be provided. Copies of Consent to Establish/No Objection Certificate and Consent to Operate (in case of units operating prior to EIA Notification 2006, CTE and CTO of FY 2005-2006) obtained from the SPCB shall be submitted. Further, compliance report to the conditions of consents from the SPCB shall be submitted.

4) Site Details

- i. Location of the project site covering village, Taluka/Tehsil, District and State, Justification for selecting the site, whether other sites were considered.
- ii. A toposheet of the study area of radius of 10km and site location on 1:50,000/1:25,000 scale on an A3/A2 sheet (including all eco-sensitive areas and environmentally sensitive places)
- iii. Details w.r.t. option analysis for selection of site
- iv. Co-ordinates (lat-long) of all four corners of the site.
- v. Google map-Earth downloaded of the project site.
- vi. Layout maps indicating existing unit as well as proposed unit indicating storage area, plant area, greenbelt area, utilities etc. If located within an Industrial area/Estate/Complex, layout of Industrial Area indicating location of unit within the Industrial area/Estate.
- vii. Photographs of the proposed and existing (if applicable) plant site. If existing, show photographs of plantation/greenbelt, in particular.
- viii. Landuse break-up of total land of the project site (identified and acquired), government/private –agricultural, forest, wasteland, water bodies, settlements, etc. shall be included. (not required for industrial area)
- ix. A list of major industries with name and type within study area (10km radius) shall be incorporated. Land use details of the study area
- x. Geological features and Geo-hydrological status of the study area shall be included.
- xi. Details of Drainage of the project upto 5 km radius of study area. If the site is within 1 km radius of any major river, peak and lean season river discharge as well as flood occurrence frequency based on peak rainfall data of the past 30 years. Details of Flood Level of the project site and maximum Flood Level of the river shall also be provided. (mega green field projects)
- xii. Status of acquisition of land. If acquisition is not complete, stage of the acquisition process and expected time of complete possession of the land.
- xiii. R&R details in respect of land in line with state Government policy.

5) Forest and wildlife related issues (if applicable):

- i. Permission and approval for the use of forest land (forestry clearance), if any, and recommendations of the State Forest Department. (if applicable)
- ii. Landuse map based on High resolution satellite imagery (GPS) of the proposed site delineating the forestland (in case of projects involving forest land more than 40 ha)
- iii. Status of Application submitted for obtaining the stage I forestry clearance along with latest status shall be submitted.
- iv. The projects to be located within 10 km of the National Parks, Sanctuaries, Biosphere Reserves, Migratory Corridors of Wild Animals, the project proponent shall submit the map duly authenticated by Chief Wildlife Warden showing these features vis-à-vis the project location and the recommendations or comments of the Chief Wildlife Warden thereon.
- v. Wildlife Conservation Plan duly authenticated by the Chief Wildlife Warden of the State Government for conservation of Schedule I fauna, if any exists in the study area.
- vi. Copy of application submitted for clearance under the Wildlife (Protection) Act, 1972, to the Standing Committee of the National Board for Wildlife.

6) Environmental Status

- i. Determination of atmospheric inversion level at the project site and site-specific micrometeorological data using temperature, relative humidity, hourly wind speed and direction and rainfall.
- ii. AAQ data (except monsoon) at 8 locations for PM10, PM2.5, SO₂, NO_x, CO and other parameters relevant to the project shall be collected. The monitoring stations shall be based CPCB guidelines and take into account the pre-dominant wind direction, population zone and sensitive receptors including reserved forests.
- iii. Raw data of all AAQ measurement for 12 weeks of all stations as per frequency given in the NAQQM Notification of Nov. 2009 along with – min., max., average and 98% values for each of the AAQ parameters from data of all AAQ stations should be provided as an annexure to the EIA Report.
- iv. Surface water quality of nearby River (100m upstream and downstream of discharge point) and other surface drains at eight locations as per CPCB/MoEF&CC guidelines.
- v. Whether the site falls near to polluted stretch of river identified by the CPCB/MoEF&CC, if yes give details.
- vi. Ground water monitoring at minimum at 8 locations shall be included.
- vii. Noise levels monitoring at 8 locations within the study area.
- viii. Soil Characteristic as per CPCB guidelines.
- ix. Traffic study of the area, type of vehicles, frequency of vehicles for transportation of materials, additional traffic due to proposed project, parking arrangement etc.
- x. Detailed description of flora and fauna (terrestrial and aquatic) existing in the study area shall be given with special reference to rare, endemic and endangered species. If Schedule-I fauna are found within the study area, a Wildlife Conservation Plan shall be prepared and furnished.
- xi. Socio-economic status of the study area.

7) Impact and Environment Management Plan

- i. Assessment of ground level concentration of pollutants from the stack emission based on site-specific meteorological features. In case the project is located on a hilly terrain, the AQIP Modeling shall be done using inputs of the specific terrain characteristics for determining the potential impacts of the project on the AAQ. Cumulative impact of all sources of emissions (including transportation) on the AAQ of the area shall be assessed. Details of the model used and the input data used for modeling shall also be provided. The air quality contours shall be plotted on a location map showing the location of project site, habitation nearby, sensitive receptors, if any.
- ii. Water Quality Modeling – in case of discharge in water body
- iii. Impact of the transport of the raw materials and end products on the surrounding environment shall be assessed and provided. In this regard, options for transport of raw materials and finished products and wastes (large quantities) by rail or rail-cum road transport or convey or cum-rail transport shall be examined.
- iv. A note on treatment of wastewater from different plant operations, extent recycled and reused for different purposes shall be included. Complete scheme of effluent treatment. Characteristics of untreated and treated effluent to meet the prescribed standards of discharge under E(P) Rules.
- v. Details of stack emission and action plan for control of emissions to meet standards.
- vi. Measures for fugitive emission control

- vii. Details of hazardous waste generation and their storage, utilization and management. Copies of MOU regarding utilization of solid and hazardous waste in cement plant shall also be included. EMP shall include the concept of waste-minimization, recycle/reuse/recover techniques, Energy conservation, and natural resource conservation.
- viii. Proper utilization of fly ash shall be ensured as per Fly Ash Notification, 2009. A detailed plan of action shall be provided.
- ix. Action plan for the green belt development plan in 33 % area i.e. land with not less than 1,500 trees per ha. Giving details of species, width of plantation, planning schedule etc. shall be included. The green belt shall be around the project boundary and a scheme for greening of the roads used for the project shall also be incorporated.
- x. Action plan for rainwater harvesting measures at plant site shall be submitted to harvest rainwater from the roof tops and storm water drains to recharge the ground water and also to use for the various activities at the project site to conserve fresh water and reduce the water requirement from other sources.
- xi. Total capital cost and recurring cost/annum for environmental pollution control measures shall be included.
- xii. Action plan for post-project environmental monitoring shall be submitted.
- xiii. Onsite and Offsite Disaster (natural and Man-made) Preparedness and Emergency Management Plan including Risk Assessment and damage control. Disaster management plan should be linked with District Disaster Management Plan.

8) Occupational health

- i. Plan and fund allocation to ensure the occupational health & safety of all contract and casual workers
- ii. Details of exposure specific health status evaluation of worker. If the workers' health is being evaluated by pre designed format, chest x rays, Audiometry, Spirometry, Vision testing (Far & Near vision, color vision and any other ocular defect) ECG, during pre-placement and periodical examinations give the details of the same. Details regarding last month analyzed data of above mentioned parameters as per age, sex, duration of exposure and department wise.
- iii. Details of existing Occupational & Safety Hazards. What are the exposure levels of hazards and whether they are within Permissible Exposure level (PEL). If these are not within PEL, what measures the company has adopted to keep them within PEL so that health of the workers can be preserved,
- iv. Annual report of health status of workers with special reference to Occupational Health and Safety.

9) Corporate Environment Policy

- i. Does the company have a well laid down Environment Policy approved by its Board of Directors? If so, it may be detailed in the EIA report.
- ii. Does the Environment Policy prescribe for standard operating process/procedures to bring into focus any infringement/deviation/violation of the environmental or forest norms /conditions? If so, it may be detailed in the EIA.
- iii. What is the hierarchical system or Administrative order of the company to deal with the environmental issues and for ensuring compliance with the environmental clearance conditions? Details of this system may be given.
- iv. Does the company have system of reporting of non-compliances/violations of environmental norms to the Board of Directors

of the company and/or shareholders or stakeholders at large? This reporting mechanism shall be detailed in the EIA report

- 10) Details regarding infrastructure facilities such as sanitation, fuel, restroom etc. to be provided to the labour force during construction as well as to the casual workers including truck drivers during operation phase.
- 11) Enterprise Social Commitment (ESC)
 - i. Adequate funds (at least 2.5 % of the project cost) shall be earmarked towards the Enterprise Social Commitment
- 12) Any litigation pending against the project and/or any direction/order passed by any Court of Law against the project, if so, details thereof shall also be included. Has the unit received any notice under the Section 5 of Environment (Protection) Act, 1986 or relevant Sections of Air and Water Acts? If so, detail thereof and compliance/ATR to the notice(s) and present status of the case.
- 13) A tabular chart with index for point wise compliance of above TOR.

B. SPECIFIC TERMS OF REFERENCE

1. Details on solvents to be used, measures for solvent recovery and for emissions control.
2. Details of process emissions from the proposed unit and its arrangement to control.
3. Ambient air quality data should include VOC, other process-specific pollutants* like NH₃*, chlorine*, HCl*, HBr*, H₂S*, HF*, etc., (*-as applicable)
4. Work zone monitoring arrangements for hazardous chemicals.
5. Detailed effluent treatment scheme including segregation of effluent streams for units adopting 'Zero' liquid discharge.
6. Action plan for odour control to be submitted.
7. A copy of the Memorandum of Understanding signed with cement manufacturers indicating clearly that they co-process organic solid/hazardous waste generated.
8. Authorization/Membership for the disposal of liquid effluent in and solid/hazardous waste in TSDF, if any.
9. Action plan for utilization of MEE/dryers salts.
10. Material Safety Data Sheet for all the Chemicals is being used/will be used.
11. Authorization/Membership for the disposal of solid/hazardous waste in TSDF.
12. Details of incinerator if to be installed.
13. Risk assessment for storage and handling of hazardous chemicals/solvents. Action plan for handling and safety system to be incorporated.
14. Arrangements for ensuring health and safety of workers engaged in handling of toxic materials.

Additional TOR

1. The PP shall submit the MOU for procurement of methanol to be used in the manufacturing process.
2. The PP shall submit the details of the protected forest falls in the passage from the main entry to the project site.
3. The PP shall also submit the details of the source of water and also the details of the tube-well if ground water is used. Approval of CGWA and Haryana water Authority
4. The PP shall submit the details of odour control plan for the project
5. The PP shall submit the details of sludge generated in the ETP, its disposal and the details of chemicals used and details of ETP.
6. The PP shall submit the adequacy of hazardous waste storage vis-à-vis generation

7. The PP shall submit the solvent recovery and reuse of the chemicals in the manufacturing process.
8. The PP shall submit the safety provisions including PPO, FE, FIT, EPA emergency plan.
9. The PP shall submit the approved building plan from the Competent Authority
10. The PP shall submit the arrangement details for the sewage during the construction
11. The PP shall submit the SOP for control of spillage of chemicals
12. The PP shall submit the hazardous waste plan (Quantity) as per the Hazardous Waste Management Rules.
13. The PP shall submit the details of raw material used and by products formed in the process of manufacturing.
14. The PP shall submit the land use detail along with Ground Coverage.
15. The PP shall submit the detail of the boiler with stack height along with capacity
16. The PP shall submit the detail of the process emission generation and its management
17. The PP shall submit the details of Process Municipal waste, Process waste (non-hazardous waste), Process(hazardous waste)
18. The PP shall submit the segregation plan along with treatment of industrial/ trade effluent into high COD/TDS and low COD/TDS effluent stream .
19. The PP shall submit the plan that the process effluent any waste water shall not be mixed with storm water and plan depicting that storm water drain shall be passed through the guard pond.
20. The PP shall submit the storage plan of hazardous chemicals
21. The PP shall submit the usage of process organic residue and spent carbon, if any along with usage/disposal of ETP sludge , process inorganic and evaporation salt
22. The PP shall submit the strictly compliance of the rules and guidelines under manufacture, storage and import of hazardous chemicals MSIHC Rules 1989 as amended time to time. All transportation of hazardous chemicals shall be as per motor vehicle act 1989
23. The PP shall submit the waste Minimization measures for quantities of active ingredients, reuse of bi-products for the process, automated filling to minimize spillage, use of close feed system into batch reactors, venting equipment to vapour recovery system, use of high pressure houses for equipment cleaning to reduce waste water generation
24. The PP shall submit the arrangement for protection of possible fire hazards during manufacturing process in material handling
25. The PP shall submit the continuous online monitoring system plan for stack emission for measurement of flue gas discharge and the pollutant concentration along with data transmission to the CPCB and SPCB server
26. The PP shall submit the online continuous monitoring effluent along with installation if web camera with night vision capability and flow meters in the channel/drain carrying effluent within the premises.
27. The PP shall submit the parking plan for parking of vehicles for raw materials and finished goods.
28. The PP shall submit the plan of storage of raw material in silos or in covered areas to prevent dust pollution and other fugitive emissions.
29. The PP shall submit the conversion/ packaging of CO₂ released from the process
30. The PP shall submit the list of the industries in the nearby adjacent plots
31. The PP shall submit the various process i.e distillation, cooling and storage along with chemicals used and list of bi-products obtained in the process
32. The PP shall submit the details of boiler along with specification.
33. The PP shall submit the details of existing structure in the plot and status of construction
34. The PP shall submit the MSDS data safety sheets for chemicals for transportation, storage etc.

229.05 Extension of EC for Warehouse Project at Village Hassangarh, Rohtak, Haryana by M/s Vision Realtech Pvt Ltd.

**Project Proponent: Mr.Jatin Singh
Consultant : VardanEnviro**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/233527/2021 on dated **30.11.2021** as per check list approved by the SEIAA/SEAC for obtaining extension in validity of Environmental Clearance under Category 8 (a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 229th meeting of SEAC held on 16.12.2021. The PP presented the case before the committee.

- The proposed project is for Extension of EC for Warehouse Project at Village Hassangarh, Rohtak, Haryana by M/s Vision Realtech Pvt Ltd.
- CLU has been granted to the project vide letter no. 19736 dated 04.10.2021
- Earlier EC has been granted to the project vide letter no. 768 dated 29.05.2014
- The PP submitted the copy of DD for Rs. 1lakh in favour of MS, SEIAA
- No wildlife sanctuary falls within 10km from the project area.

The discussion was held on earlier EC granted, Validity of CTO, compliance of earlier EC condition, earlier green area, RWH, STP, solid waste, CER, EMP and following observation were raised as given below:-

1. The PP shall submit the valid CTE/CTO/OC
2. The PP shall submit the details of earlier green plan
3. The PP shall submit the six monthly compliance reports
4. The PP shall submit the compliance of conditions of EC dated 29.05.2014
5. The PP shall submit the self contained note regarding the submission of delay of condemnation and apply for extension and validity after 90 days
6. The PP shall submit the status of the green belt
7. The PP shall submit the status of construction along with leftover construction
8. The PP shall submit the details of the first EC granted along with expansion EC
9. The PP shall submit the audited CER report
10. The PP shall submit the revised EMP
11. The PP shall submit the mosaic plan
12. The PP shall submit the details of fly ash used so far as per condition of EC
13. The PP shall submit the status of existing STP for existing and expansion
14. The PP shall submit affidavit mentioning that adequate studies have been carried out to ascertain that there would not be any obstruction or impediment in general traffic in vicinity of the project
15. The PP shall submit affidavit mentioning that the no. of in-bound & out-bound vehicles (___ PCU/Hr.) and the running hours per day (____) of DG sets considered while undertaking the studies for evaluating the "Incremental Pollution Load" and those are true to best of our knowledge.
16. The PP shall submit affidavit mentioning that the proposed & installed DG sets & fuel to be used would be as per NCAP/GRAP
17. The PP shall submit affidavit mentioning that no untreated water would be released inside or outside the project or anywhere; waste water would be treated to tertiary level & would be used with the installation of "Dual plumbing".

The PP submitted the reply of above said observations along with self contained note as following:-

- *Environment Clearance for the project has been granted by SEIAA Haryana vide letter no. SEIAA/HR/2014/768 Dated 29.05.2014 for the seven years, which was valid till 28.05.2021.*
- *We have constructed Block-A, B, C, D, E and F having total covered area of 51,990.00 sqm and Block-G, H, I and L will be constructed.*
- *As per MOEF&CC notification dated 18.01.2021 the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of Prior Environmental Clearances granted. Thus, our EC is valid till 28.05.2022.*
- *Accordingly we have applied well in time for seeking EC extension as our construction is yet to be completed.*

The committee deliberated on the reply of observations and discussed that EC for the project has been granted by SEIAA Haryana vide letter dated SEIAA/HR/2014/768 Dated 29.05.2014 for the seven years, which was valid till 28.05.2021. As per MOEF &CC notification dated 18.01.2021 the period from 1st April, 2020 to 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of prior EC granted. Thus their EC is valid in view of MOEF&CC notification. After detailed discussion the committee decided to recommend the extension in the earlier EC issued **vide letter no. 768 dated 29.05.2014** to SEIAA and other conditions will remain the same as per earlier Environment Clearance for grant of extension in EC under EIA Notification 14.09.2006.

229.06 Extension of Validity EC of M/s NorthernRoyalty Company for Boulder , Gravel and sand Minor Mineral mining of Devdhar Block/YNRB-24 over an area of 31.87 ha in Yamuna Nagar, Haryana by M/s Northern Royalty Company.

Project Proponent : Mr. Rajesh Chikara
Consultant : VardanEnviro

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIN/236229/2021 on dated 01.12.2021 for obtaining extension in Validity of Environmental Clearance under Category 1 (a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 229th meeting of SEAC held on 16.12.2021. The PP presented the case before the committee.

- The proposed project is for Extension of Validity EC of M/s Northern Royalty Company at Devdhar Block/YNRB- 24 over an area of 31.87 ha in Yamuna Nagar, Haryana by M/s Northern Royalty Company
- The PP submitted the copy of DD for Rs. 1.5 lakh in favour of MS, SEIAA
- Earlier EC was granted to the project vide letter no. 490 -dated 27.06.2016 for production of 5,10,000 MTPA of sand mineral.

The discussion was held on earlier EC granted, Validity of CTO, compliance of earlier EC condition no. 19 regarding replenishment study and following observation were raised as given below:-

1. The PP shall submit the compliance of earlier EC dated 29.06.2016

2. The PP shall submit the detailed self contained note on the details of the mining carried out during the last 5 years
3. The PP shall submit the details of existing CTE/CTO from the inception of mining
4. The PP shall submit the compliance in case of OA No. 184/2013 272/2016 176/2016
5. The PP shall submit the replenishment study from the authorised agency
6. The PP shall submit the revised feasibility report, conceptual plan
7. The PP shall submit the details of compliance of earlier green plan
8. The PP shall submit the details of the quantity of boulder and gravels in the reserves
9. The PP shall submit the layout of existing infrastructure
10. The PP shall submit the affidavit regarding the cost of the project
11. The PP shall submit the compliance of earlier CSR
12. The PP shall submit the details of GPS benchmark and permanent benchmark
13. The PP shall submit the mosaic plan marking the details of area covered under the mining out of leased area.

The PP shall submit the required information as detailed above within 30 days and it was also made clear to the PP that the 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.

229.07 EC for Extension of Validity EC for Mining of Boulder, Gravel and sand (Minor Minerals) at MalikpurKhadar Block /YNR B-28 over an area of 23.20 Ha. in Yamuna Nagar, Haryana by M/s Karaj Singh, S/o Major Singh.

Project Proponent : Mr. Karaj Singh
Consultant: VardanEnviro

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIN/236289/ 2021 on dated 04.10.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 1 (a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 229th meeting of SEAC held on 16.12.2021. The PP presented the case before the committee.

- The proposed project is for EC for Extension of Validity EC of M/s Karaj Singh S/o Shri Major Singh at MalikpurKhadar Block /YNR B-28 over an area of 23.20 Ha. in Yamuna Nagar, Haryana by M/s Karaj Singh, S/o Major Singh.
- The PP submitted the copy of DD for Rs. 1.5 lakh in favour of MS, SEIAA
- The First Mining plan including progressive mine closure plan was got approved by the Competent Authority from DMG Haryana vide letter dated 22.12.2015
- Earlier EC was granted to the project vide letter no. 888 dated 13.10.2016 for production of 0.40MTPA
- Mining plan including replenishment study was approved by Mines and Geology Department vide letter dated 12.10.2021.

The discussion was held on earlier EC granted, Validity of CTO, compliance of earlier EC condition no. 19 regarding replenishment study and following observation were raised as given below:-

1. The PP shall submit the compliance of earlier EC dated 13.10.2016
2. The PP shall submit the detailed self contained note on the details of the mining carried out during the last 5 years
3. The PP shall submit the details of existing CTE/CTO from the inception of mining
4. The PP shall submit the replenishment study from the authorised agency

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5. The PP shall submit the revised feasibility report, conceptual plan
6. The PP shall submit the details of compliance of earlier green plan
7. The PP shall submit the details of the quantity of boulder and gravels in the reserves
8. The PP shall submit the layout of existing infrastructure
9. The PP shall submit the affidavit regarding the cost of the project
10. The PP shall submit the compliance of earlier CSR
11. The PP shall submit the details of GPS benchmark and permanent benchmark
12. The PP shall submit the mosaic plan marking the details of area covered under the mining out of leased area.

The PP shall submit the required information as detailed above within 30 days and it was also made clear to the PP that the 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.

229.08 EC for Extension of Validity EC for Mining of Boulder, Gravel and sand (Minor Minerals) of M/s Mubarikpur Royalty Company (MRC) mines namely at Bailgarh South Block/YNR B-2 over an area of 28.00 Ha. in Yamuna Nagar, Haryana by M/s Mubarikpur Royalty Company.

Project Proponent : Mr. Kaushal Sharma
Consultant: Vardan Enviro

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIN/236359/ 2021 on dated 04.10.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 1 (a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 229th meeting of SEAC held on 16.12.2021. The PP presented the case before the committee.

- The proposed project is for EC for Extension of Validity EC of M/s Karaj Singh S/o Shri Major Singh at Malikpur Khadar Block /YNR B-28 over an area of 23.20 Ha. in Yamuna Nagar, Haryana by M/s Karaj Singh, S/o Major Singh.
- The PP submitted the copy of DD for Rs. 1.5 lakh in favour of MS, SEIAA
- The First Mining plan including progressive mine closure plan was got approved by the Competent Authority from DMG Haryana vide letter dated 23.02.2016 for production of 13,00,000 MTPA
- Earlier EC was granted to the project vide letter no. 475 dated 27.06.2016 for production of 13,00,000 MTPA/annum
- Mining plan was approved by Mines and Geology Department vide letter dated 12.10.2021.

The discussion was held on earlier EC granted, Validity of CTO, compliance of earlier EC condition no. 19 regarding replenishment study, report of sub-committee constituted in the matter and following observations were raised as given below:-

1. The PP shall submit the compliance of earlier EC
2. The PP shall submit the details of self contained note on the details of the mining carried out during the last 5 years
3. The PP shall submit the details of existing CTE/CTO from the inception of mining
4. The PP shall submit the replenishment study from the authorised agency
5. The PP shall submit the revised feasibility report, conceptual plan
6. The PP shall submit the details of compliance of earlier green plan
7. The PP shall submit the details of the quantity of boulder and gravels in the reserves

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8. The PP shall submit the layout of existing infrastructure
9. The PP shall submit the affidavit regarding the cost of the project
10. The PP shall submit the compliance of earlier CSR
11. The PP shall submit the details of GPS benchmark and permanent benchmark
12. The PP shall submit the mosaic plan marking the details of area covered under the mining out of leased area.

The PP shall submit the required information as detailed above within 30 days and it was also made clear to the PP that the project will be considered as received only after the receipt of complete information and a report of sub-committee as member informed that sub-committee has been constituted in the matter . In case of non-receipt of information in time the case shall be recommended for rejection/ filing.

229.09 Extension of validity EC of M/s Delhi Royalty Company at Kohliwala Block/YNR-B- 21 & 22 over an area of 13.59 Ha. in District Yamuna Nagar,Haryana by M/s Delhi Royalty Co.

Project Proponent : Mr.RajehChikara
Consultant: VardanEnviro

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIN/236868/ 2021 on dated 01.12.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 1 (a) of EIA Notification 14.09.2006.

The case was taken up 229th meeting of SEAC held on 17.12.2021. the PP presented the case before the committee

- The proposed project is for Extension of validity EC of M/s Delhi Royalty Company at Kohliwala Block/YNR- B- 21 & 22 over an area of 13.59 Ha. in District Yamuna Nagar,Haryana by M/s Delhi Royalty Co
- The PP submitted the copy of DD for Rs. 1.5 lakh in favour of MS, SEIAA
- The First Mining plan including progressive mine closure plan was got approved by the Competent Authority from DMG Haryana vide letter dated 23.02.2016 for production of 2,50,000 MTPA
- Earlier EC was granted to the project vide letter no. 480 dated 27.06.2016 for production of 2,50,000 MTPA
- Mining plan was approved by Mines and Geology Department vide letter dated 12.10.2021.

The discussion was held on CTE/CTO, conceptual plan, CSR, benchmark, green plan and certain observations were raised as below:-

1. The PP shall submit the compliance of earlier EC
2. The PP shall submit the details of self contained note on the details of the mining carried out during the last 5 years
3. The PP shall submit the details of existing CTE/CTO from the inception of mining
4. The PP shall submit the replenishment study from the authorised agency
5. The PP shall submit the revised feasibility report, conceptual plan
6. The PP shall submit the details of compliance of earlier green plan
7. The PP shall submit the details of the quantity of boulder and gravels in the reserves
8. The PP shall submit the layout of existing infrastructure
9. The PP shall submit the affidavit regarding the cost of the project
10. The PP shall submit the compliance of earlier CSR
11. The PP shall submit the details of GPS benchmark and permanent benchmark

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12. The PP shall submit the mosaic plan marking the details of area covered under the mining out of leased area.

The PP shall submit the required information as detailed above within 30 days and it was also made clear to the PP that the project will be considered as received only after the receipt of complete information and a report of sub-committee as member informed that sub-committee has been constituted in the matter. In case of non-receipt of information in time the case shall be recommended for rejection/ filing.

229.10 EC Validity Extension for Boulder Gravel and Sand Mine over an area of 23.05 hectare located at Pobari Block YNR/B-11 located at Village Pobari, Tehsil radaur, District Yamuna Nagar, Haryana by M/s Development Strategies India pvt.Ltd.

**Project Proponent : Mr.Inderpal Singh
Consultant: VardanEnviro**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIN/237062/2021 on dated 23.11.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 1(a) of EIA Notification 14.09.2006.

The case was taken up 229th meeting of SEAC held on 17.12.2021. The PP presented the case before the committee

- The proposed project is for EC Validity Extension for Boulder Gravel and Sand Mine over an area of 23.05 hectare located at Pobari Block YNR/B-11 located at Village Pobari, Tehsil radaur, District Yamuna Nagar, Haryana by M/s Development Strategies India pvt. Ltd.
- The PP submitted the copy of DD for Rs. 1.5 lakh in favour of MS, SEIAA
- The First Mining plan including progressive mine closure plan was got approved by the Competent Authority from DMG Haryana vide letter dated 09.03.2016 for production of 11,00,000 TPA
- Earlier EC was granted to the project vide letter no. 495 dated 27.06.2016 for production of 2,50,000 MTPA
- CTO has been granted to the project vide letter dated 29.07.2021 which is valid upto 30.09.2022.
- Mining plan was approved by Mines and Geology Department vide letter dated 12.10.2021.

The discussion was held on CTE/CTO, conceptual plan, CSR, benchmark, green plan and certain observations were raised as below:-

1. The PP shall submit the compliance of earlier EC
2. The PP shall submit the details of self contained note on the details of the mining carried out during the last 5 years
3. The PP shall submit the details of existing CTE/CTO from the inception of mining
4. The PP shall submit the replenishment study from the authorised agency
5. The PP shall submit the revised feasibility report, conceptual plan
6. The PP shall submit the details of compliance of earlier green plan
7. The PP shall submit the details of the quantity of boulder and gravels in the reserves
8. The PP shall submit the layout of existing infrastructure
9. The PP shall submit the affidavit regarding the cost of the project
10. The PP shall submit the compliance of earlier CSR
11. The PP shall submit the details of GPS benchmark and permanent benchmark
12. The PP shall submit the mosaic plan marking the details of area covered under the mining out of leased area.

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The PP shall submit the required information as detailed above within 30 days and it was also made clear to the PP that the project will be considered as received only after the receipt of complete information and a report of sub-committee as member informed that sub-committee has been constituted in the matter. In case of non-receipt of information in time the case shall be recommended for rejection/ filing.

229.11 Extension of EC for Revision & Expansion of DLF Township "DLF Garden City" at Islam Nagar, Kalka Pinjore, Urban Complex Sector 3 Panchkula Haryana by M/s DLF Homes Panchkula Pvt Ltd by M/S DLF Homes Panchkula Pvt. Ltd C/O Mahinder Singh AVP Chandigarh Technology Park.

Project Proponent: Mr. Rohit Sharma
Consultant : Vardan Enviro

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/236405/2021 on dated 01.12.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8 (b) of EIA Notification 14.09.2006.

The case was taken up in 229th meeting of SEAC held on 16.12.2021. The PP presented the case before the committee

- The proposed project is for Extension of EC for Revision & Expansion of DLF Township "DLF Garden City" at Islam Nagar, Kalka Pinjore, Urban Complex Sector 3 Panchkula Haryana by M/s DLF Homes Panchkula Pvt Ltd by M/S DLF Homes Panchkula Pvt. Ltd C/O Mahinder Singh AVP Chandigarh Technology Park.
- Earlier EC has been granted to the project vide letter no. 109 dated 05.02.2015
- CTO /CTE has been granted to the project vide letter dated 01.02.2016
- The PP submitted the copy of DD for Rs. 2 lakhs in favour of MS, SEIAA
- The project falls under Pinjore kalka master plan 2031
- Khol ki Raitan wildlife sanctuary falls within 9.3km from the project site

The discussion was held on Green Plan, CER ,EMP,CTE/CTO/OC, mosaic plan ,fly ash , STP, Dual plumbing etc. and certain observations were raised as following:-

1. The PP shall submit the wildlife activity plan for kholki rattan and barwala bird sanctuary , shukhna wild life sanctuary
2. The PP shall submit the status of the green belt
3. The PP shall submit the status of construction along with leftover construction
4. The PP shall submit the details of the first EC granted along with expansion EC
5. The PP shall submit the audited CER report
6. The PP shall submit the revised EMP
7. The PP shall submit the existing CTE/CTO/OC
8. The PP shall submit the mosaic plan
9. The PP shall submit the details of fly ash used so far as per condition of EC
10. The PP shall submit the status of existing STP for existing and expansion
11. The PP shall submit affidavit mentioning that adequate studies have been carried out to ascertain that there would not be any obstruction or impediment in general traffic in vicinity of the project due to the said expansion of the project

12. The PP shall submit affidavit mentioning that the no. of in-bound & out-bound vehicles (____PCU/Hr.) and the running hours per day (____) of DG sets considered while undertaking the studies for evaluating the “Incremental Pollution Load” and those are true to best of our knowledge.
13. The PP shall submit affidavit mentioning that the proposed & installed DG sets & fuel to be used would be as per NCAP/GRAP
14. The PP shall submit affidavit mentioning that no untreated water would be released inside or outside the project or anywhere; waste water would be treated to tertiary level & would be used with the installation of “Dual plumbing”.

The PP submitted the reply of above said observations vide letter dated 17.12.2021 along with affidavits dated 15.12.2021 as following:-

- The request for change in the name of EC letter as C/O Mahinder Singh AVP Chandigarh Technology Park is not an employee at present and license issued does not have his name.
- That they have spent 580crores on EMP

The documents were placed before the committee and considered the reply.

The Committee also deliberated that Environment Clearance was granted to the project for construction of DLF Township at village Bhagwanpur, Pinjore district Panchkula vide letter dated 12.11.2008 by Ministry of Environment and Forests.

- Further SEIAA granted the Environment Clearance to the project vide letter SEIAA/HR/2015/109 dated 05.02.2015 for revision and Expansion of DLF Township for 209.603 acres
- In the EC granted by SEIAA dated 05.02.2015, vide condition number 38, it is mentioned as below :

“The Environment Clearance to this project is subject to obtaining fresh clearance under the Wildlife (Protection) Act, 1972 from the Standing Committee of National Board for Wildlife and the project proponent shall start development work of the project only after the recommendation of Standing Committee of NBWL in this case”

The PP has not submitted the Wildlife Clearance from the standing committee of NBWL, however PP submitted vide the self contained note as below

- *Ministry of Environment and Forests vide letter dated 12.11.2008 granted Environmental Clearance (EC) for construction of DLF Township of 191.427 Acres at village Bhagwanpur, Pinjore district Panchkula. The EC of this project was based on Additional Principal Chief Conservator (Wildlife) and Chief Wildlife Warden, Haryana’s letter no 182 dated 22.10.2008 addressed to Additional Director MOEF, Paryavaran Bhawan, New Delhi in which he informed that the distances of Bir Shikargah and Khol Hai Raitan wildlife sanctuaries are 3.2 Km and 1.60 Km respectively from the project site and no ill effect is expected to be caused on the wildlife due to the development of this project. (SEIAA, Haryana vide its letter no SEIAA/HR/2015/109 dated 05.02.2015 granted EC for revision and Expansion of DLF Township for 209.603 acres.*
- *The proposed project is submitted for Extension of EC for Revision and Expansion of DLF Township at village Bhagwanpur, Pinjore, Panchkula, Haryana.*

This project is surrounded by three wildlife sanctuaries (WLS) namely Khol Hai Raitan, Bir Shikargah and Sukhna. The details of the notifications of WLSs and the Eco sensitive zones and its distances from the project site are given below in the table

Sr. No.	Name of WLS	Distance from WLS (m)	Date of Notification of WLS	Date of Notification of Eco-sensitive Zone (ESZ)	Max distance of ESZ
1.	Bir Shikargah	3200	29.05.1987	23.11.2016	0-2.31 Km
2.	Khol-Hai-Raitan	1600	10.12.2004 & 07.09.2007	24.10.2016	0-923 m
3.	Sukhna	3200	17.03.1998	Pending towards Haryana side	10km applicable*

**Since Sukhna WLS is not notified hence 10km distance is applicable for approvals*

Google image showing nearest distance of eco-sensitive zone from project site is enclosed as **placed on record*

The committee discussed that as per MoEF &CC (PARIVESH PORTAL) EC, Forest and Wildlife clearance are independent of each other and also required to apply separately , hence committee will deal with EC only and PP will apply to the Wildlife Department for wildlife clearance and SEIAA will inform the details of this case to the wildlife department.

After deliberations the Committee unanimously decided to consider the case for EC only and in view of that the case for extension of EC in accordance with various notification /OM under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India be sent to SEIAA with the following specific stipulations and also forward the request of PP for change in name mentioned in EC

Specific Stipulation:-

1. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
2. The EC to this project is subject to obtaining fresh Clearance under wildlife protection act 1972, from the standing committee of National Board for Wildlife and the PP shall start development work of the project only after the

recommendation of Standing committee of NBWL in this case .The PP shall obtain the permission of NBWL for wildlife

229.12 EC for Affordable Group Housing Project Village Khera&Bhatauli, Sector 20, Yamunanagar- Jagadhri, District Yamunanagar, Haryana by M/s Pandit Land & Infrastructure Pvt. Ltd.

The recommendation of SEAC was considered in 126th meeting of SEIAA held on 11.12.2020; the Authority decided to agree with the recommendation of SEAC. Accordingly, a letter was written to Regional Office, MoEF& CC, Gol, Chandigarh to conduct site visit of the Project but no response has been received so far.

The matter was taken up in 127th meeting of SEIAA held on 17.03.2021; after deliberations the Authority decided that reminder letter should be written to Regional Office, MOEF & CC, GOI, Chandigarh by Member Secretary, SEIAA on behalf of Authority for expediting the Report.

The case was again considered in the 128th Meeting of SEIAA held on 26.05.2021 and after going through the communication from MOEF & CC, GOI OM dated 18.11.2020; so, it has been revealed that guidelines of EAC at Ministry Level. Hence, it is decided that the case be sent back to SEAC for getting the project inspected by their members and take a final view after that.

Thereafter, the case was taken up in 217th meeting of SEAC held on 20.07.2021.The discussion was held on the MoEF Notification 18.11.2020 and the decision of SEIAA in its meeting regarding the projects to be get inspected by the members of SEAC. As per the orders of SEIAA vide its 128th MOM dated 26.05.2021. A Committee was formed comprising of the following:-

1. Sh. S.K. Mehta , Member SEAC
2. Sh. R.K. Sapra, Member SEAC

The Committee shall visit the project site and submit the report regarding the status of the project in view of the details as mentioned above within 30 days positively.

The sub-committee submitted the report of site visit and thereafter, the case was taken up in 229th meeting of SEAC.

- As per the site shown which lies inside the gate of Ansal Housing Complex Jagadhari, no construction was found there.
- The affidavit was sought from PP for verification of site but has not given the Affidavit.
- Hence no proper inference may be drawn regarding the status of construction at the site due to non-cooperation by PP

It was deliberated that in the above project received on dated 17.07.2019and in spite of taking up in various meeting of SEAC no reply has been received even after lapse of more than six months and further non-cooperation by PP during the site visit of sub-committee, the committee unanimously decided to send the case to SEIAA and recommended

that in accordance in the MoEF&CC OM Dated 18.11.2020, the MS should write to the Regional Office of the Ministry to carry out a site inspection so as to check if construction/operation of the project has started.

229.13 EC Regarding Terms of Reference (ToR) for carrying out EIA studies of the CommonBio-Medical Waste Treatment Facility (CBWTF) located at 160/5410 part –B, Rakba270, Canal 10 Marle, Khevat No. 741, Khata No. 886, saalam kite 46, Village –Sisana, Tehsil – Kharkhoda, District – Sonipat (Haryana) by Haryana Waste Manangement Company

The recommendation of SEAC was considered in 126th meeting of SEIAA held on 11.12.2020; the Authority decided to agree with the recommendation of SEAC. Accordingly, a letter was written to Regional Office, MoEF& CC, Gol, Chandigarh to conduct site visit of the Project but no response has been received so far.

The matter was taken up in 127th meeting of SEIAA held on 17.03.2021 after deliberations the Authority decided that reminder letter should be written to Regional Office, MOEF & CC, GOI, Chandigarh by Member Secretary, SEIAA on behalf of Authority for expediting the Report.

The case was again considered in the 128th Meeting of SEIAA held on 26.05.2021 and after going through the communication from MOEF & CC, GOI OM dated 18.11.2020; so, it has been revealed that guidelines of EAC at Ministry Level. Hence, it is decided that the case be sent back to SEAC for getting the project inspected by their members and take a final view after that.

Thereafter, the case was taken up in 217th meeting of SEAC held on 20.07.2021. The discussion was held on the MoEF Notification 18.11.2020 and the decision of SEIAA in its meeting regarding the projects to be get inspected by the members of SEAC. As per the orders of SEIAA vide its 128th MOM dated 26.05.2021. A Committee was formed comprising of the following:-

1. Sh. PrabhakarVerma , Member SEAC
2. Sh. Mehar Chand, Member SEAC

The Committee shall visit the project site and submit the report regarding the status of the project in view of the details as mentioned above within 30 days positively.

The sub-committee submitted the report of site visit by Sh. Mehar Chand, Member SEAC and thereafter, the case was taken up in 229th meeting of SEAC.

- The above mentioned land was taken on lease for a period of 01..1.2016 to 31.12.20359(Copy placed on record)
- The original owner of the land has taken back the designated area and same has been handed over to owner on 06.12.2018 after following judicial procedure(copy placed on record)
- Now the site earmarked for the project is not in the possession of the PP
- He has already written to SEIAA for withdrawl of the TOR application.
- The proposed site is 3.0 km towards East from Sisana village on Kharkhoda road
- No construction hjas been done on the site and some part of the site is waterlogged on the day of inspection(photograph placed on record)

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- Sub-committee report recommends for withdrawal of the toR of the above project.

The discussion was held on the request for withdrawal and status of construction as submitted in the subcommittee report and decided to recommend to SEIAA for withdrawal of the case.

229.14 ToR for Proposed Group Housing Project over land area measuring 25.087 acres in Village Maidawas, Sector-63, Gurugram, Haryana by M/s DLF Home Developers Limited

Project Proponent :Mr. R.C. Bakshi
Consultant : Ind Tech House Consult

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/68105/2021 on dated 08.12.2021 as per check list approved by the SEIAA/SEAC for obtaining terms of reference under Category 8 (b) of EIA Notification 14.09.2006.

The case was taken up in 229th meeting of SEAC held on 17.12.2021. 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:-

Table 1: Basic details

Name of the Project: Approval of Terms of Reference (ToR) for Proposed Group Housing Project (25.087 Acres), Village Maidawas, Sector-63, Gurugram, Haryana		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/MIS/68105/2021
2.	Latitude	28 ^o 23'51.21" N
3.	Longitude	77 ^o 04'59.26" E
4.	Plot Area	101523.9 m ² (25.087 acres)
5.	Net Plot Area	101523.9 m ² (25.087 acres)
6.	Proposed Ground Coverage	26,186.19 m ² (25.79 %)
7.	Proposed FAR	177,598.70 m ² (1.7493)
8.	Non FAR Area	2,78,353.39 m ²
9.	Total Built Up area	455,952.10 m ² (including basements & other non FAR area)
10.	Total Green Area with %	20,531.63 m ² (20.22 % of total site area)
11.	Rain Water Harvesting Pits (with size)	24 Nos. (67 Cum size)
12.	STP Capacity	730 KLD
13.	Total Parking	2640 ECS
14.	Organic Waste Converter	01 Nos.
15.	Maximum Height of the Building (m)	64.2 m (terrace of topmost livable floor)
16.	Power Requirement	6004.35 KW
17.	Power Backup	9000 KVA (1500 KVA Stand by)
18.	Total Water Requirement	795 KLD

19.	Domestic Water Requirement	497 KLD
20.	Fresh Water Requirement	497 KLD
21.	Treated Water	523 KLD
22.	Waste Water Generated	581 KLD
23.	Solid Waste Generated	3.92 TPD
24.	Biodegradable Waste	2.35 TPD
25.	Number of Building Blocks/Plots	Pocket A & B
26.	Dwelling Units/ EWS	DUs: 1012 Nos. EWS:179 Nos.
27.	Basement	03 No.
28.	Community Center	02
29.	Stories	3 Level Basements + Silt + 18 Floors (Maximum)
30.	R+U Value of Material used (Glass)	Will be submitted at the time of EC
31.	Total Cost of the project:	i) Land Cost
		ii) Construction
		1414.7 Crores

- The PP submitted that the First License was issued on 21.12.21 in the name of Arlie Builders & Developers and others C/O DLF New Gurgaon Homes Developers Pvt. Ltd. DLF New Gurgaon Homes Developers Pvt. Ltd. was merged in to DLF Homes Developers Ltd. which was clarified in the renewed license issued on 05.08.20 and the merger order is also enclosed.

The Discussion was held on Traffic study, parking plan, air dispersion modeling, water calculations, license, STP, Green area etc. and after detailed deliberations it was decided by the committee to recommend the case to SEIAA for approval of ToR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference:

Standard ToR

- [1] Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
- [2] Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
- [3] Examine baseline environmental quality along with projected incremental load due to the project.
- [4] Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
- [5] Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.
- [6] Submit the details of the trees to be felled for the project.
- [7] Submit the present land use and permission required for any conversion such as forest, agriculture etc.
- [8] Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.

- [9] Ground water classification as per the Central Ground Water Authority.
- [10] Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
- [11] Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
- [12] Examine soil characteristics and depth of ground water table for rainwater harvesting.
- [13] Examine details of solid waste generation treatment and its disposal.
- [14] Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption, energy conservation and energy efficiency.
- [15] DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.
- [16] Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analyzed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
- [17] A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- [18] Examine the details of transport of materials for construction which should include source and availability.
- [19] Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
- [20] Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
- [21] Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- [22] The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
- [23] Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>".

Additional ToR:

- i. The TOR are subjected to availability of valid license and further decision of CWP 8977/2014 pending in Hon'ble Supreme court
- ii. The PP shall submit the traffic study along with proper parking plan for surrounding and traffic congestion points in and around the project area. The PP shall submit the decongestion of traffic.
- iii. The PP shall submit the hydraulic design, flow chart with dimension of each component of STP along with its location.
- iv. The PP shall submit the Geo technical study of the project area.
- v. The PP shall submit the sun simulation study for building orientations.
- vi. The PP shall submit the activity wise breakup of residential plots, commercial area, and community area.
- vii. The PP should submit energy saving details as per ECBC-R .
- viii. The PP shall submit the revised Water calculation for all seasons along with details
- ix. The PP shall submit Environment Impact Assessment of vehicles during peak

- hours in and around the project area.
- x. The PP shall submit the traffic study and incremental load analysis with current status of connecting roads and up-gradation plan for the project, if any.
 - xi. The PP shall submit the traffic circulation and parking management plan.
 - xii. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular Emissions data, DAT files (input and output), Isoplets of PM10, PM2.5, So2, NO2, CO vis a vis wind rose.
 - xiii. The PP shall submit the details of existing trees in the project area.
 - xiv. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
 - xv. The PP shall submit the land ownership details
 - xvi. The PP shall submit the structure stability certificate.
 - xvii. The PP shall submit the details of Miyawaki forest
 - xviii. The PP should enclose all analysis reports of Air, Water, Soil, Noise etc. from MoEF& CC/ NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project.

229.15 EC for Expansion of Warehouse for Storage of Agro as well as Non-Agro Produce Project (42.65 Acres) at Village Yakubpur, Tehsil Badli, District Jhajjar, Haryana by M/s P.R.J. warehousing private limited.

Project Proponent: Mr.PulkitAgarwal
Consultant : Grass Root Technology Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/236443/2021 on dated 08.12.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8 (a) of EIA Notification 14.09.2006.

The case was taken up in 229th meeting of SEAC held on 17.12.2021. The PP presented the case before the committee.

- The proposed project is for EC for Expansion of Warehouse for Storage of Agro as well as Non-Agro Produce Project (42.65 Acres) at Village Yakubpur, Tehsil Badli, District Jhajjar, Haryana by M/s P.R.J. warehousing private limited
- CLU has been granted to the project vide letter no. CLU/JR-1355A/CTP/21493/2020 Dated 09.12.2020 by DTCP Haryana.
- CTE has been granted to the project vide letter dated 15.02.2021.
- Zoning plan has been approved vide letter no. 7610 dated 09.12.2020
- The Project is on concept basis as Building plans are not approved from the competent Authority
- The PP submitted the copy of DD for Rs. 2.0 lakh in favour of MS, SEIAA
- Sultanpur National park falls within 8.4km from the project site.
- The PP submitted the Certified compliance report issued by HSPCB vide letter dated 16.12.2021.

Table 1: Construction status

Construction Status of Expansion of Warehouse for storage for agro as well as non-agro produce Project on a Plot Area 1,72,624 sqm (42.65 Acres) at village Yakubpur, Tehsil Badli, District Jhajjar, Haryana By M/s P.R.J Warehousing Private Limited	
Towers	Construction Status

Warehouse A	Completed
Warehouse B	Under Construction
Approx. 68,510.22sqm (54.05% of 1,26,730.37sqm) has been constructed at the project site	

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

Table 2: Basic details

Name of the Project: Expansion of Warehouse for storage for agro as well as non-agro produce Project on a Plot Area 1,72,624 sqm (42.65 Acres) at village Yakubpur, Tehsil Badli, District Jhajjar, Haryana By M/s P.R.J Warehousing Private Limited				
Sr. No.	Particulars	Existing	Expansion	Total Area (in M²)
	Online Project Proposal Number	SIA/HR/MIS/236443/2021		
1.	Latitude	28°28'32.47"N	-	28°28'32.47"N
2.	Longitude	76°47'45.81"E	-	76°47'45.81"E
3.	Plot Area	1,72,624 m ²	-	1,72,624 m ²
4.	Net Plot Area	1,70,726.63m ²	-	1,70,726.63 m ²
5.	Proposed Ground Coverage	1,00,045.81 m ²	1,917.78 m ²	1,01,963.59 m ²
6.	Proposed FAR	1,26,730.37 m ²	11,553.22 m ²	1,38,283.59 m ²
7.	Non FAR Area	-	-	-
8.	Total Built Up area	1,26,730.37 m ²	11,553.22 m ²	1,38,283.59 m ²
9.	Total Green Area with Percentage	25,643.13 m ² (15.02% of the net Plot Area)	98.87 m ²	25,742 m (15.08% of the net Plot Area)
10.	Rain Water	43 nos.		56 nos. (Dia-

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	Harvesting Pits (Size)		-	2.7 m and Depth-3 m)
11.	STP Capacity	250 KLD	60 KLD	310 KLD
12.	Total Parking	25,677.28 m ²	26.72 m ²	25,704 m ²
13.	Organic Waste Converter	1	-	1
14.	Maximum Height of the Building (m)	14.40	0.50	14.90
15.	Power Requirement	4,900 kVA	-1,892 kVA	3,008 kVA
16.	Power Backup	4,085 kVA (2 X 1010, 2 X 600, 1 X 500, 1 X 365)	-	5,640 kVA (4 X 1,010, 2, 1 X 600, 2 X 500)
17.	Total Water Requirement	274 KLD	82 KLD	356 KLD
18.	Domestic Water Requirement	197 KLD	82 KLD	279 KLD
19.	Fresh Water Requirement	108 KLD	75 KLD	183 KLD
20.	Treated Water	159 KLD	59 KLD	218 KLD
21.	Waste Water Generated	176 KLD	66 KLD	242 KLD
22.	Solid Waste Generated	1,360kg/day	484 kg/day	1,844 kg/day
23.	Biodegradable Waste	408 kg/day	256 kg/day	664 kg/day
24.	Number of Towers	3	-	2 (Warehouse A and Warehouse B)
25.	Stories	Ground Floor	-	Ground Floor +

					Mezzanine
26.	R+U Value of Material used (Glass)		3.11w/m°C	-	3.11w/m°C
27.	Total Cost of the project:	i) Land Cost	193 Cr	22.09 Cr.	132.09 Cr
		ii) Construction Cost			
28.	EMP Budget (per year)	i) Capital Cost	88 Lakhs	16 Lakhs	104 Lakhs
		ii) Recurring Cost	28.45 Lakhs	3.25 Lakhs	31.7 Lakhs
29.	Incremental Load in respect of:				
	i) PM _{2.5}		0.421 µg/m ³	-	0.65 µg/m ³
	ii) PM ₁₀		0.421 µg/m ³	-	1.08 µg/m ³
	iii) SO ₂		1.523 µg/m ³	-	2.28 µg/m ³
	iv) NO ₂		11.203 µg/m ³	-	3.2 µg/m ³
	v) CO		3.201 µg/m ³	-	2.96 µg/m ³
30.	Status of Construction		Under Construction	-	Under Construction
31	Power Back-up		100 kVA	-	100 kVA
32	Water Requirement & Source		250 ML (Private Tankers)	-	272 ML (Private Tankers)
33	STP (Modular)		1	-	1
34	Anti-Smoke Gun		1	-	1

Table 3: ENVIRONMENT MANAGEMENT PLAN COST

COMPONENT	CAPITAL COST (INR LAKH) (EXISTING)	RECURRING COST (INR LAKH/YR) (EXISTING)	CAPITAL COST (INR LAKH) (EXPANSION)	RECURRING COST (INR LAKH/YR) (EXPANSION)
Sewage Treatment Plant	70	3	5	1.25
Rain Water Harvesting System	86	5	-	-
Solid Waste Management	3	0.25	1	0.25
Environmental Monitoring	2.5	0.25	-	-
Green Area/ Landscape Area	6	1.5	-	-
Others (Energy saving devices, miscellaneous)	5	0.5	-	-
Providing of Miyawaki Forest in Village Yakubpur	-	-	10	-
Environmental Budget				
➤ Distribution of tablets and I.T. gadgets to the nearby villages for the purpose of education	20	-	-	-
➤ Distribution of dustbins, mask, plantation PPE kits to COVID hospitals and sanitizers to the village nearby project site	15	-	-	-
Fund Allocated for Wild Life Conservation				
➤ Plantation of Trees	1	0.1	-	-
➤ Digging of Ponds				
➤ Construction of feeding Platforms and enclosure	2 2	0.3 0.3	- -	- -
➤ Awareness Generation	1	0.2	-	-
➤ Putting artificial				

nests on trees	1	0.1	-	-
TOTAL	214.5	11.5	16	1.5

The discussion was held on certified compliance report,mosaic plan,traffic circulation plan,parking plan,location of STP on plan, RWH, elevation plan,air simulation plan,forest NOC,water assurance, distance of wildlife sanctuary from the project site, self contained note,online offline emergency plan etc and certain observations were raised as following:-

1. The PP shall submit the certified compliance report along with ATR.
2. The PP shall submit the mosaic plan
3. The PP shall submit the traffic circulation plan
4. The PP shall submit the parking plan
5. The PP shall submit the location of STP on plan
6. The PP shall submit the location of RWH on plan
7. The PP shall submit the elevation plan
8. The PP shall submit the air simulation plan
9. The PP shall submit the forest NOC
10. The PP shall submit the water assurance
11. The PP shall submit the power assurance
12. The PP shall submit the wildlife activity plan as the sultanpur bird sanctuary lies within 10km
13. The PP shall submit the self contained note regarding increase in ground coverage subsequently not change in other activity
14. The PP shall submit the details of green area in calculation of RWH as 5% vertical green is provided
15. The PP shall submit the agreement with farmers for a treated water main supplied
16. The PP shall submit the details of revised population regarding 3 shifts
17. The PP shall submit the document for FAR 6% in lieu of photo voltaic solar provision along with copy of notification
18. The PP shall submit the revised Green Plan along with avenue plantation to be revisited in terms of area
19. The PP shall submit the revised RWH Plan and needs to be maintained same
20. The PP shall submit the affidavit for FMCG ,Public liability Act ,
21. The PP shall submit the online offline emergency plan
22. The PP shall submit affidavit mentioning that adequate studies have been carried out to ascertain that there would not be any obstruction or impediment in general traffic in vicinity of the project due to the project
23. The PP shall submit affidavit mentioning that the no. of in-bound & out-bound vehicles (____PCU/Hr.) and the running hours per day (____) of DG sets considered while undertaking the studies for evaluating the “Incremental Pollution Load” and those are true to best of our knowledge.
24. The PP shall submit affidavit mentioning that the proposed & installed DG sets & fuel to be used would be as per NCAP/GRAP

25. The PP shall submit affidavit mentioning that no untreated water would be released inside or outside the project or anywhere; waste water would be treated to tertiary level & would be used with the installation of “Dual plumbing”.

The PP submitted the reply of observations vide letter dated 17.12.2021. The PP also submitted Rs.7 Lakhs on various wildlife conservation activities like tree plantation , awareness, artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan

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

A: Specific Conditions:

1. The PP shall take the necessary approval from PESO, if applicable
2. The PP shall follow the compliance of Public Liability Insurance Act, 1991
3. The PP shall carry the isolated storage of each chemical to be stored with the existing precautions as per the MSHIC Rules, 1989 and abide by all conditions of MSDS.
4. The PP submitted Rs.7Lakhs on various wildlife conservation activities like tree plantation , awareness, artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan
5. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipment’s etc. as per National Building Code including protection measures from lightening etc.
6. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shallalso be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
7. The PP and consultant agree to display the First Aid measure, Fire Fighting Measure, Accidental Release measure, Exposure and control (Personal Measure) at the site.
8. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
9. 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.
10. The PP shall comply with provisions of Occupational Safety health and working conditions Code 2019.
11. 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.
12. 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.

13. 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 solid waste dumping site through authorized vender.
14. The PP shall implement the EMP and assess that the implemented EMP is adequate and periodic environmental audits shall be conducted and maintained the records of audit. These audits shall be followed by Corrective action plan to correct the various measures identified during the audits (CAP).
15. 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 km 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
16. 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 25,742 m (15.08% of the net Plot Area) shall be provided for green area development.
17. The PP shall also develop the Miyawaki Forest as proposed in the EMP with the capital cost of 10 lakhs in the area of 1600 sqm. outside the project area and maintain the same. The Miyawaki forest shall be developed under the guidance of MD Forest corporation Haryana
18. The PP shall provide the Anti-smog gun mounted on vehicle in the project for suppression of dust during construction phase and shall use the treated water, if feasible.
19. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used.
20. The PP shall not carry any construction below the HT Line passing through the project, if any.
21. The PP shall not carry any construction above or below the Revenue Rasta, if any.
22. The PP shall obtain the permission regarding withdrawal of ground water from CGWA/ State water Authority, Haryana before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
23. The PP shall not allow parking of the vehicles on the roads or revenue Rasta outside the project area.
24. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority
25. The PP shall develop the onsite and offsite emergency plan in consultation with the regulatory authority.
26. 13 Rain water harvesting recharge pits shall be provided in addition to already provided 43 RWH Pits 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 56 RWH pits.
28. The PP shall not allow establishment of any category A or B type industry in the project area.
29. The PP shall carry out the quarterly awareness programs for the staff.
30. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

31. The PP shall comply with provisions of Manufacturing storage and import of Hazardous chemical rules

B. Statutory Compliance:

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

XI. 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.

XII. Water Quality Monitoring and Preservation

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

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

XIII. 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.

XIV. 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.

XV. 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.

XVI. 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.

XVII. 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.

XVIII. 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.

XIX. Corporate Environment Responsibility

- i. The project proponent shall comply with the provisions as applicable, regarding Corporate Environment Responsibility for expansion and existing parts.
- 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.

XX. 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.

229.16 Extension of EC for construction of Residential Plotted Development project measuring 156.81 acres at Sector 77 & 78, Village MaujaNimka, Faridabad, Haryana by M/s BPTP Parklands Pride Limited.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/223298/2021 on dated 04.10.2021 as per check list approved by the SEIAA/SEAC forobtaining extension in validity of Environmental Clearance under Category 8 (a) of EIA Notification 14.09.2006.

The case was taken up in 229th meeting of SEAC held on 17.12.2021. The discussion was held on OC/CTE/CTO, RWH ,STP, Green Area , Strom water drain, DG set and CER, the self contained note, mosaic plan etc. and certain observations were raised as following:-

1. The PP shall submit the affidavit regarding if any show cause notice issued by any authority and its status at present
2. The PP shall submit OC/CTE/CTO
3. The PP shall submit the details of solid waste generated and its disposal and agreement with the company

4. The PP shall submit the progress of RWH ,STP, Green Area , Strom water drain, DG set and CER as per the EC
5. The PP shall submit the details of any court case pending in any court
6. The PP shall submit the self contained note for delay in submitting for extension of validity of EC
7. The PP shall submit the details of accredited consultant
8. The PP shall submit the compliance of earlier EC
9. The PP shall submit the detail of RWH
10. The PP shall submit the STP plan
11. The PP shall submit the details of green area
12. The PP shall submit the mosaic plan
13. The PP shall submit the status of construction at the site

The PP shall submit the required information as detailed above within 30 days and it was also made clear to the PP that the 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.

229.17 Terms of Reference to the Proposed Development of Industrial Estate (Phase-II) at Sector- 30, 30-A, 31 & 32 at Manakpur, Jagadhri Haryana by M/s Haryana Industrial And Infrastructure Development Corporation Ltd. HSIIDC Industrial Estate Manakpur, Haryana, Yamunanagar 135003, Haryana by Haryana Industrial and Infrastructure Development Corporation Ltd.

1. The case was considered in 212th meeting of SEAC held on 25.03.2021 and observed that this is a case of violation as the construction activities has already been started without obtaining EC and recommended to SEIAA for taking legal Action under EP, Act, 1986 under section 19.
2. The recommendation of SEAC was considered by SEIAA in its 128th meeting held on 26.05.2021 and it was decided to issue show-cause Notice to the Project Proponent.
3. The Project Proponent submitted his reply and requested to consider this case under violation category. The matter was placed before the 130th Meeting of SEIAA, Haryana held on 16.11.2021 and the Authority decided to refer back the case to SEAC and stated that the case may be taken up as per mandate if it has been applied within the Violation Window period.

The case was referred back in 130th meeting of SEAC and taken up in 229th meeting of SEAC on 17.12.2021. The discussion was held on the queries raised by SEIAA in its 130 meeting and committee after deliberation decided that PP shall submit the reply of queries raised by SEIAA and will be taken up after the receipt of reply.

229.18 Terms of Reference (ToR) for Environmental Clearance for the "Remediation and Reclamation of Existing Dumpsite and construction, operation and maintenance of Sanitary Landfill at Village KhuranaKaithal Dumpsite Haryana by Municipal Council Kaithal by M/s Municipal Council OfKaithal, Municipal Council.

**ProjectProponent : Mr.HimanshuLatka
Consultant: M/s.AmaltasEnviroIndustrialConsultantsLLP**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/59951/2021 on dated 02.02.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 7(i) of EIA Notification 14.09.2006.

The case was taken up in 211th meeting of SEAC held on 26.02.2021. The PP presented the case before the committee and during presentation it is noticed that the site is an existing dump site. The committee deliberated that as the project site is already having a dump site since long and requires prior Environment clearance under EIA notification dated 14.09.2006. However, The PP has not obtained the prior Environment clearance of the existing site which seems to be a violation case. The PP applied for fresh EC of the existing dump site which is not allowed in Notification 14.09.2006. The committee after detailed deliberation decided to recommend to SEIAA for taking appropriate action under EP Act as the project has not obtained EC under the provision of EIA notification dated 14.09.2006 .

The recommendation of SEAC was considered in the 128th meeting of SEIAA held on 26.05.2021; after detailed deliberations, the Authority decided to constitute a sub-committee comprising of Shri Vijay Kumar Gupta, Chairman SEAC and Shri Hitender Singh, Member SEAC for Spot Inspection & submit their report on current status of the Project. Further, the Authority decided to defer this case till the next meeting.

The matter was placed before the 130th Meeting of SEIAA, Haryana held on 16.11.2021 and the Authority decided to refer back the case to SEAC and stated that the case may be taken up as per mandate if it has been applied within the Violation Window period along with recommendations on the basis of site inspection report. The subcommittee submitted the report as given below:-

The committee visited the site on dated 05/09/2021.

- 1. This project where Khurana Dumpsite is located is owned by Municipal Council Kaithal and has been used for open dumping of mixed MSW since the years.*
- 2. During the site visit the committee came to know about the details that the proposed project is for dumping of legacy waste, where the Municipal Council has received the NGT orders (copy attached). Hence, as per the requirement, Municipal council applied for the Environmental clearance for the Bio-mining and Bio-remediation of legacy solid waste involving the construction of Sanitary Landfill. The Sanitary Landfill sites attract the provision of EIA notification 2006. Under the SWM Rules, 2016, provisions have been made to manage old dumps of MSW.*
- 3. The proposed site is part of Kaithal draft development plan 2031 and reserved for the Solid waste management (copy of the same is attached herewith)*
- 4. It was submitted by the project proponent as well as the consultant that during online presentation to SEAC, it was not clearly conveyed that the ToR is only for managing the legacy waste and not for the upcoming fresh solid waste treatment. Thus, SEAC referred to SEIAA for the violation category*
- 5. The facts of the whole case along with the supporting documents was explained by both project proponent and the consultant during the site visit. Project Proponent also gave an undertaking that 17.11.2021 that Municipal Council Kaithal will apply for the fresh Environmental Clearances and when they'll plan/process treatment of upcoming solid waste as per the EIA notification*

2006 and confirming to SWM rules 2016. Copy of undertaking for the same is attached.

6. The Project proponent and the consultant further submitted copy of 66th minutes of meeting of EAC (Infra 2) held on 16th June 2021 at serial number 66.3.2 where for similar case of Municipal Corporation Panipat, ToR was recommended/granted (copy attached)
7. Hence, keeping in view the above facts, it is proposed that the case may be set back to the SEAC for consideration of ToR for the above mentioned project.

Then, the case was taken up in 229th meeting of SEAC Haryana on 16.12.2021 after the receipt of file from SEIAA. The committee considered the report of sub-committee and after deliberation asked the PP to present the case for TOR. The PP also submitted the affidavit that

- The proposed project is for dumping of legacy waste, where the Municipal Council has received the NGT orders dated 04.05.2020 and as per the direction of NGT orders and CPCB guidelines to manage the existing waste Municipal authority are taking immediate actions of composting, MRF and Landfill.
- Hence, as per the requirement, Municipal Council applied their application for the finalization of Terms of Reference for the Environmental Clearance for the Bio-remediation of legacy solid waste involving the construction of Sanitary Landfill.
- We have one another case of Remediation and Reclamation of existing dumpsite and construction, operation and maintenance of Sanitary Landfill at village Nimbri, Panipat which was considered by EAC Infra 2 on dated 16th June, 2021 in their 66th Meeting of Expert Appraisal Committee (Infra-2) based on the information and clarifications provided by the Project Proponent and detailed discussions held on all the issues, recommended for grant of Terms of Reference as specified by the Ministry as Standard ToR for the said project/activity
- We, Municipal Council Kaithal shall apply separate Environmental Clearance for the upcoming fresh solid waste from the Kaithal city.
- The PP submitted the copy of DD for Rs. 1 lakh in favour of MS, SEIAA

Thereafter, The PP and consultant EIA Coordinator made a presentation on the key parameters and salient features of the project to the SEAC.

1. The Committee took note of the following key parameters and salient features of the project presented during the meeting and as provided in the brief and application for this project:
 - i. The project is located at Village Khurana Kaithal Dumpsite Haryana
 - ii. The project is new.
 - iii. The dump yard is full to its capacity and heaps of more than 5 m height is formed and the depth of the existing waste dump site is 2 meters and total area is about 5 acres. This land is owned by Municipal Council, Kaithal and has been used for open dumping of mixed MSW since the years. About 80,000 metric ton of municipal solid waste has already been deposited at the Dumpsite. At present, the dump site receive an estimated of 82 Tons of Municipal Solid Waste ("MSW") per day.
 - iv. The Authority / MC Kaithal proposes to excavate the compacted MSW by using suitable mechanical sieving, separating machines or other equipment's. The work envisaged is economically viable and environment friendly sustainable method for Remediation and Reclamation of site is accordance with the applicable law of SWM 2016. The authority/ MC Kaithal intend to reclaim the legacy waste over an area of

5acre.

- v. The project involves ‘Bio-Mining’ of legacy waste at the existing dumpsite. ‘Bio Mining’ refers to the excavation of old dumped waste and make wind row of legacy waste thereafter stabilization of the waste through bio-remediation .i.e. exposure of all the waste to air alongwith use of composting bio-cultures, i.e. screening of the stabilized waste to recover all valuable resources (like organic fines, bricks, stones, plastics, metals, clothes, ragsetc.)
- vi. As this is already an existing dumpsite so no alternative sites were examined and as per theCPCB guidelines of Disposal of Legacy waste (Feb.2019) and SWM rules 2016, the existing dump site is fulfilling all the site selection criteria.

Table 1: distance criterion

S.N.	Criteria	Criteria distance	Distance from proposed SLF site
1	Distance from nearest River	100 meter	70 km in E
2	Distance from Nearest Pond	200 meter	Approx. 1 km in NW direction
3	Distance from nearest Highway (NH-2)	200 meter	NH-65 (Kaithal – Ambala Road) 1.88 km in ESE direction.
4	Distance from nearest habitation	200 meter	660 m in NW
5	Distance from nearest Public Parks	200 meter	1 km in SE
6	Distance from nearest Water supply wells	200 meter	Not available within 200 m radius area.
7	Distance from nearest Airports/Airbase	20 km	Karnal Airport – 61.90 km in ESE direction.

- vii. The activities planned in the proposed project include collection, transportation, segregation, treatment & disposal of Municipal solid waste in compliance to the Solid Waste Management Rules 2016. The pre-processing and post-processing rejects/inerts shall be handled as per Solid Waste Management Rules, 2016 amended from time to time.
- viii. The disposal of processing rejects & inerts shall be limited to a maximum of 20% of total waste quantity.
- ix. In this case, the land filling area for segregated wastes and residues is earmarked by Municipal Council Kaithal, which shall be a part of the project site.
- x. The closure of the site shall be according to SWM Rules, 2016 before completion and exit from the project. There should be inspection of subsidence, cracks and fissures in the top cover to ensure the prompt repair. Vegetation should be planted in the top cover and adequate provision for irrigation the plant should be made. The final cap of the landfill should consist of at least 5layers, i.e., gas drainage layer, geo-

- membrane, drainage layer, clay layer and re-vegetation layer.
- xi. There shall be necessary arrangements to transport inerts/ processing rejects to the concerned facility including but not limited to SLR or C&D waste Plant or scientific landfill for hazardous waste etc. In order to prevent environmental impacts of the activities as per the Solid Waste Management Rules, 2016.
 - xii. Work order for bio remediation and reclamation of existing legacy waste dumpsite at Khurana Dumpsite., by Municipal council Kaithal
 - xiii. Recently, Hon'ble NGT alarmed that due to incremental growth of Municipal Solid Waste (MSW), these MSW dumps are converting into virtual mountains. Hon'ble NGT further directed that every city/town should adhere to clause 'J' of Schedule-I of SWM Rules, 2016. Finally, Hon'ble NGT directed CPCB to propose Standard Operating Processing (SOP) for implementation of Bio-mining and Bio-remediation of legacy solid waste. As per the NGT orders, it is mentioned that legacy waste is causing huge damage to environment, so NGT said in their orders to facilitate each and every municipality to arrange a concrete and appropriate management of legacy remediations" NGT mentioned to made best efforts to complete the work of bioremediation of legacy waste upto the date fixed by this Hon'ble NGT i.e., 07.04.2021. Copy of NGT Order dated 28.02.2020 to take strict compliance of the directions issued by NGT regarding Bioremediation of the legacy waste of the dumpsites in the municipalities in the state (placed). All the Haryana govt. orders after the issuance of NGT orders to comply with the orders is also placed.
 - xiv. The salient features of the proposed project are given as follows:
 - xv. The area break up is given as below:

Table2: Basic Details

Name of the Project: "Remediation and Reclamation of Existing Dumpsite and construction, operation and maintenance of Sanitary Landfill at Village Khurana Kaithal Dumpsite Haryana by Municipal Council Kaithal		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/MIS/59951/2021)
2.	Latitude	
3.	Longitude	
Pillar No.	Latitude	Longitude
1	29°49'51.00 "N ,	76°24'5.56"E
2	29°49'47.47"N	76°24'14.70" E
3	29°49'46.75"N	76°24'14.69"E
4	29°49'46.85"N	76°24'4.61"E
4.	Plot Area	20,333.78 sq.ms (5 Acre).
5.	Net Plot Area	
6.	Proposed Ground Coverage	NA
7.	Proposed FAR	NA
8.	Non FAR Area	NA
9.	Total Built Up area	NA

10.	Total Green Area with %	1.66 acres (more than 33%)
11.	Rain Water Harvesting Pits (with size)	NA (The drains of storm water from the active landfill area and processing plant area, adequate drainage facilities are recommended for landfill area.)
12.	Power Requirement	Operation Phase : 50 KW Source of Power: UHBVN
13.	Power Backup	1 D.G set of 25 KVA
14.	Total Water Requirement	15 KLD
15.	Solid Waste Generated	82 TPD which includes residential, commercial, religious, food market and street sweeping waste.
16.	Total Cost of the project:	i) Land Cost
		ii) Construction Cost
		5 crores 56 lakhs
17.	EMP Budget (per year)	i) Capital Cost
		ii) Recurring Cost
		15.5 Lac 3.0 Lac

- xvi. Water requirement will be 15 KLD during construction phase and during operation phase
 - xvii. During operation phase Leachate generation will be 4 KLD. Leachate will be collected in leachate collection pit and treated in treatment plant of 10 KLD capacity. During construction phase 0.14 KLD of sewage will be generated which will be disposed off through soak pit.
 - xviii. Power requirement during operation phase will be 50 KW and will be met through UHBVN. 1 No. of DG set of 25 KVA capacity will be used as backup
 - xix. Employment potential: Approx. 10-12 individuals will be benefitted directly.
 - xx. Estimated cost of the project is Rs. 5 crores 56 lakhs
 - xxi. Benefits of the project : No Open dumping of waste will be carried out, which leads to soil, water & air pollution. Also littering waste is ground for breeding mosquitoes, which become agents of various deadly diseases.
2. This project involves scientific management of waste which will prevent environmental pollution & spread of disease.
 3. The SEAC noted that the project/activity is covered under category 'B' of item 7(i) Common Municipal Solid Waste Management Facility (CMSWMF) of the Schedule to the EIA Notification, 2006 and its subsequent amendments, and requires appraisal at State level.

The discussion was held on the ownership of dumpsite, area of dumpsite, height, depth, water requirement, bio-remediation, bio mining, refilling, water requirement, power back up, green plan, closure plan etc. The PP submitted affidavit that the project where khurana Dump Site is located is owned by MC Kaithal has been used for open dumping of MSW since the years *Project Proponent also gave an undertaking dated 17.11.2021 that Municipal Council Kaithal will apply for the fresh Environmental Clearances and when they'll plan/process treatment of upcoming solid waste as per the EIA notification 2006.*

The PP submitted the self- contained note as given below:

1. *That this land where Dumpsite is located is owned by Municipal Council Kaithal.*
2. *The land has been used for open dumping of mixed MSW since the years, 80,000 ton of legacy waste has already been deposited at the Dumpsite.*
3. *Recently, Hon'ble NGT alarmed that due to incremental growth of Municipal Solid Waste (MSW), these MSW dumps are converting into virtual mountains. Hon'ble NGT further directed that every city/town should adhere to clause 'J' of Schedule-I of SWM Rules, 2016. Finally, Hon'ble NGT directed CPCB to propose Standard Operating Processing (SOP) for implementation of Bio-mining and Bio-remediation of legacy solid waste.*
4. *As per the NGT orders, it is clearly mentioned on Page No. 2" legacy waste is causing huge damage to environment, so NGT said in their orders to facilitate each and every municipality to arrange a concrete and appropriate management of legacy remediations" NGT mentioned clearly to made best efforts to complete the work of bioremediation of legacy waste upto the date fixed by thisHon'bleNGTi.e.,07.04.2021.*
5. *All the Haryana govt. orders after the issuance of NGT orders to comply with the orders is already attached as Appendix-I.*
6. *As per the NGT orders and CPCB guidelines to manage the existing waste Municipal authority are taking immediate actions of composting, MRF and Landfill. 7. As per the EIA notification dated 14th September, 2006, as amended till date, the proposed project fall sunder the Project /Activity:7(i) –Common Municipal Solid Waste Management Facility (CMSWMF) under Category B".*
7. *Sanitary Land fill sites attract the provision of EIA notification 2006. Under the SWM Rules, 2016, provisions have been made to manage old dumps of MSW.*
8. *Hence, as per the requirement, we applied for the Environmental Clearance for the same. We request you to process our case for approval of ToR for the environment clearance.*

The SEAC based on the information and clarifications provided by the Project Proponent and detailed discussions held on all the issues, recommended for grant of Terms of Reference as specified by the Ministry as Standard ToR in April, 2015 for the said project/activity and the following ToR in addition to Standard ToR for preparation of EIA-EMP report:

Additional ToR:

- i. Importance and benefits of the project
- ii. A sensitivity analysis of the site shall be carried out as per the MoEF&CC criteria and form part of the EIA report
- iii. The EIA would include a separate chapter on the conformity of the proposals to the Municipal Solid Waste Management Rules, 2016 and the Construction and Demolition Waste Management Rules, 2016 including the sitting criteria therein.
- iv. Characteristics and source of waste to be handled and methodology for remediating the project site, which is presently being used for open dumping of garbage.
- v. Details of storage and disposal of pre-processing and post-processing rejects/inerts
- vi. List of proposed end receivers for the rejects/inerts should be provided. MoUs to be submitted in this regard
- vii. Details of various waste management units with capacities for the proposed

- project. Details of utilities indicating size and capacity to be provided
- viii. The project proponents should consult the Municipal Solid waste management manual of the Ministry of Urban Development, Government of India and draw up project plans accordingly.
 - ix. Waste management facilities should maintain safe distance from the near by pond.
 - x. Waste management facilities should maintain safe distance from the near by pond.
 - xi. Layout maps of proposed solid waste management facilities indicating storage area, plant area, greenbelt area, utilities etc.
 - xii. Details of air emission, effluents generation, solid waste generation and their management
 - xiii. Requirement of water, power, with source of supply, status of approval, water balance diagram, man power requirement (regular and contract).
 - xiv. Process description along with major equipment' sand machineries, process flow sheet (quantitative) from waste material to disposal to be provided
 - xv. Hazard identification and details of proposed safety systems
 - xvi. Details of effluent treatment and recycling process
 - xvii. Action plan for measures to be taken for excessive leachate generation during monsoon period
 - xviii. Detailed Environmental Monitoring Plan
 - xix. Timeline for implementation of the project shall be included in the EIA Report.
 - xx. Report on health and hygiene to be maintained by the sanitation workers at the work place.
 - xxi. A tabular chart with index for point wise compliance of above ToRs.

STANDARD TOR

- 1) The project should be designed based on the population projections as by Master Plan.
- 2) Submit a 10km. radius map (on survey of India toposheet) showing co-ordinates of project site, national highway, state highway, district road/approach road, river, canal, natural drainage; protected areas, under Wild Life (Protection) Act, archaeological site, natural lake, flood area, human settlements (with population), industries, high tension electric line, prominent wind direction (summer and winter), effluent drain, if any and ponds etc. should be presented and impacts assessed on the same.
- 3) Examine and submit details of alternative technologies viz. RDF shall also be evolved.
- 4) Examine and submit details of storm water/leachate collection from the composted area.
- 5) Examine and submit details of monitoring of water quality around the landfill site. Water analysis shall also include for nitrate and phosphate.
- 6) Examine and submit details of the odour control measures.
- 7) Examine and submit details of impact on water bodies/rivers/ ponds and mitigative measures during rainy season.
- 8) Submit the criteria for assessing waste generation. Any segregation of hazardous and bio-medical wastes.
- 9) Submit a copy of the layout plan of project site showing solid waste storage, green belt (width& length, 33% of the project area), all roads, prominent wind direction, processing plant & buildings etc. should be provided.
- 10) Submit a copy of the land use certificate from the competent authority.
- 11) NOC from local or nearest air port within 20km and any flight funnel restrictions.
- 12) Submit a copy of the status of ambient air quality and surface and ground water

- quality, soil type, crop ping pattern, land use pattern, population, socio-economic status, anticipated air and water pollution.
- 13) Submit a copy of the topography of the area indicating whether the site requires any filling, if so, the details of filling, quantity of fill material required, its source and transportation, etc.
 - 14) Examine and submit the details of impact on the drainage and nearby habitats/settlements(surroundings).
 - 15) Examine and submit the details of surface hydrology and water regime and impact on the same.
 - 16) Examine and submit the details of one complete season AAQ data (except monsoon) with the dates of monitoring, impact of the project on the AAQ of the area (including H₂S, CH₄).
 - 17) Submit a copy of detailed plan of waste management.
 - 18) Submit the details of sanitary land fill site impermeability and whether it would be lined, if so details, thereof.
 - 19) Examine and submit the details of impact on environmental sensitive areas.
 - 20) Examine and submit the details of rehabilitation/compensation package for the project effected people, if any.
 - 21) Submit Environmental Management Plan and Environmental Monitoring Plan with costs and parameters.
 - 22) Public hearing to be conducted for the project in accordance with provisions of Environmental Impact Assessment Notification, 2006 and the issues raised by the public should be addressed in the Environmental Management Plan. The Public Hearing should be conducted based on the ToR letter issued by the Ministry and not on the basis of Minutes of the Meeting available on the web-site.
 - 23) A detailed draft EIA/EMP report should be prepared in accordance with the above additional TOR and should be submitted to the SEIAA in accordance with the Notification.
 - 24) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
 - 25) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
 - 26) Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/CommonMunicipalSolidWastes>".

229.19 ToR for Garhi Stone Mine (Minor Mineral) with 2.50 MTPA production capacity at Village Garhi, Tehsil and District Mahendergarh, Haryana over an area 6.70 Ha by M/s NKC Projects Pvt. Limited

Project Proponent: Mr. Prabhat Agarwal

Consultant : Vardan Enviro

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIN/69302/2021 on dated 07.12.2021 as per check list approved by the SEIAA/SEAC for obtaining terms of reference under Category 1(a) of EIA Notification 14.09.2006.

The case was taken up in 229th meeting of SEAC held on 17.12.2021. The PP presented the case before the committee

- The PP submitted the copy of DD for Rs. 1.5 lakh in favour of MS, SEIAA

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:-

229th Video Conferencing (VC) Meeting of SEAC, Haryana, dated 16.12.2021 and 17.12.2021

Table1: Basic details

Name of the Project: Mining of stone minor mineral from Garhi stone mine with 2.50 MTPA production capacity over an area of 6.70 Hectare located at Village- Garhi, Tehsil & District- Mahendergarh, and State- Haryana proposed by M/s NKC Projects Pvt. Limited.														
1.	Online Proposal Number	SIA/HR/MIN/69302/2021												
2.	Category/Item no. (in schedule):	Category-B1, Sector I (a)												
3.	Area of the project	Area- 6.70 ha												
4.	Date of Lol granted by Mines & Geology Department, Haryana	The Garhi stone mine “of M/s. NKC Projects Pvt. Limited. Covering an area of 6.70 hect has been allotted by Director General Mines and Geology, Haryana vide order no. DMG/HY Garhi/MGR/2021/3852 dated 30.09.2021.												
5.	Date of approval of Mining plan granted by Mines & Geology Department, Haryana	Draft Mining plan including progressive mine closure plan has been submitted to Director of Mines and Geology Department Haryana for production of 2.50 MTPA stone Minor Mineral												
6.	Location of Project	Village- Garhi, Tehsil & District- Mahendergarh, Haryana.												
7.	Project Details Khasra No	7												
8.	Project Cost	Rs. 5.00 Crores												
9.	Water Requirement	90 KLD												
10.	Source of water	Ground water will be utilized after the requisite permission from CGWA.												
11.	Environment Management Plan Budget	-												
12.	Production	2.50 MTPA												
13.	Corner Coordinates of the lease area	Latitude- N “28° 26’21.6” to N 28° 26’39.06” Longitude- E “76° 06’25.70” to E 76° 06’36.10”												
14.	Green belt/ plantation	33% of total area												
15.	Machinery required	Following equipment’s are proposed to be deployed for the desired production <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>S.No.</th> <th>Equipment</th> <th>Nos</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Excavator</td> <td>4+1*</td> </tr> <tr> <td>2</td> <td>Dumper/trucks</td> <td>24+5*</td> </tr> <tr> <td>3</td> <td>Drilling Machine</td> <td>2+1*</td> </tr> </tbody> </table>	S.No.	Equipment	Nos	1	Excavator	4+1*	2	Dumper/trucks	24+5*	3	Drilling Machine	2+1*
S.No.	Equipment	Nos												
1	Excavator	4+1*												
2	Dumper/trucks	24+5*												
3	Drilling Machine	2+1*												

		4	Air Compressor	2+1*
		5	Rock Breaker	1
		6	Diesel Operated Pump	1
		7	Generator	1
		8	Bolero Jeep	1
		9	Maintenance Van	1
16.	Power Requirement	The mine will get dedicated power supply from Dakshin Haryana BijliVitaran Nigam (DHBVN).		
17.	Power Back up	Although electricity is available near to site, DG set are also proposed to be kept in case of failure of electricity.		

The discussion was held on Miyawaki forest, mining plan, LOI,DSR etc. After detailed deliberations Committee decided that the SEACto recommend the case to SEIAA for approval of ToR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference **along with public consultation**

STANDARD TERMS OF REFERENCE

- 1) Year-wise production details since 1994 should be given, clearly stating the highest production achieved in any one year prior to 1994. It may also be categorically informed whether there had been any increase in production after the EIA Notification 1994 came into force, w.r.t. the highest production achieved prior to 1994.
- 2) A copy of the document in support of the fact that the Proponent is the rightful lessee of the mines should be given.
- 3) All documents including approved mine plan, EIA and Public Hearing should be compatible with one another in terms of the mine lease area, production levels, waste generation and its management, mining technology etc. and should be in the name of the lessee.
- 4) All corner coordinates of the mine lease area, superimposed on a High Resolution Imagery/ toposheet, topographic sheet, geomorphology and geology of the area should be provided. Such an Imagery of the proposed area should clearly show the land use and other ecological features of the study area (core and buffer zone).
- 5) Information should be provided in Survey of India Toposheet in 1:50,000 scale indicating geological map of the area, geomorphology of land forms of the area, existing minerals and mining history of the area, important water bodies, streams and rivers and soil characteristics.
- 6) Details about the land proposed for mining activities should be given with information as to whether mining conforms to the land use policy of the State; land diversion for mining should have approval from State land use board or the concerned authority.
- 7) It should be clearly stated whether the proponent Company has a well laid down Environment Policy approved by its Board of Directors? If so, it may be spelt out in the EIA Report with description of the prescribed operating process/procedures to bring into focus any infringement/deviation/ violation of the environmental or forest norms/ conditions? The hierarchical system or administrative order of the Company to deal with the environmental issues and for ensuring compliance with the EC conditions may also be given. The system of reporting of non-compliances / violations of environmental norms to the Board of Directors of the Company and/or shareholders or stakeholders at large, may also be detailed in the EIA Report.

- 8) Issues relating to Mine Safety, including subsidence study in case of underground mining and slope study in case of open cast mining, blasting study etc. should be detailed. The proposed safeguard measures in each case should also be provided.
- 9) The study area will comprise of 10 km zone around the mine lease from lease periphery and the data contained in the EIA such as waste generation etc. should be for the life of the mine / lease period.
- 10) Land use of the study area delineating forest area, agricultural land, grazing land, wildlife sanctuary, national park, migratory routes of fauna, water bodies, human settlements and other ecological features should be indicated. Land use plan of the mine lease area should be prepared to encompass preoperational, operational and post operational phases and submitted. Impact, if any, of change of land use should be given.
- 11) Details of the land for any Over Burden Dumps outside the mine lease, such as extent of land area, distance from mine lease, its land use, R&R issues, if any, should be given.
- 12) A Certificate from the Competent Authority in the State Forest Department should be provided, confirming the involvement of forest land, if any, in the project area. In the event of any contrary claim by the Project Proponent regarding the status of forests, the site may be inspected by the State Forest Department along with the Regional Office of the Ministry to ascertain the status of forests, based on which, the Certificate in this regard as mentioned above be issued. In all such cases, it would be desirable for representative of the State Forest Department to assist the Expert Appraisal Committees.
- 13) Status of forestry clearance for the broken up area and virgin forestland involved in the Project including deposition of net present value (NPV) and compensatory afforestation (CA) should be indicated. A copy of the forestry clearance should also be furnished.
- 14) Implementation status of recognition of forest rights under the Scheduled Tribes and other Traditional Forest Dwellers (Recognition of Forest Rights) Act, 2006 should be indicated.
- 15) The vegetation in the RF / PF areas in the study area, with necessary details, should be given.
- 16) A study shall be got done to ascertain the impact of the Mining Project on wildlife of the study area and details furnished. Impact of the project on the wildlife in the surrounding and any other protected area and accordingly, detailed mitigative measures required, should be worked out with cost implications and submitted.
- 17) Location of National Parks, Sanctuaries, Biosphere Reserves, Wildlife Corridors, Ramsar site Tiger/ Elephant Reserves/(existing as well as proposed), if any, within 10 km of the mine lease should be clearly indicated, supported by a location map duly authenticated by Chief Wildlife Warden. Necessary clearance, as may be applicable to such projects due to proximity of the ecologically sensitive areas as mentioned above, should be obtained from the Standing Committee of National Board of Wildlife and copy furnished.
- 18) A detailed biological study of the study area [core zone and buffer zone (10 km radius of the periphery of the mine lease)] shall be carried out. Details of flora and fauna, endangered, endemic and RET Species duly authenticated, separately for core and buffer zone should be furnished based on such primary field survey, clearly indicating the Schedule of the fauna present. In case of any scheduled- I fauna found in the study area, the necessary plan along with budgetary provisions for their conservation should be prepared in consultation with State Forest and Wildlife Department and details furnished. Necessary allocation of funds for implementing the same should be made as part of the project cost.
- 19) Proximity to Areas declared as 'Critically Polluted' or the Project areas likely to come under the 'Aravali Range', (attracting court restrictions for mining operations), should also be indicated and where so required, clearance certifications from the prescribed Authorities, such as the SPCB or State Mining Department should be secured and furnished to the effect that the proposed mining activities could be considered.
- 20) Similarly, for coastal Projects, A CRZ map duly authenticated by one of the authorized agencies demarcating LTL, HTL, CRZ area, location of the mine lease w.r.t CRZ, coastal features such as mangroves, if any, should be furnished. (Note: The Mining Projects

- falling under CRZ would also need to obtain approval of the concerned Coastal Zone Management Authority).
- 21) R&R Plan/compensation details for the Project Affected People (PAP) should be furnished. While preparing the R&R Plan, the relevant State/National Rehabilitation & Resettlement Policy should be kept in view. In respect of SCs /STs and other weaker sections of the society in the study area, a need based sample survey, family-wise, should be undertaken to assess their requirements, and action programmes prepared and submitted accordingly, integrating the sectoral programmes of line departments of the State Government. It may be clearly brought out whether the village(s) located in the mine lease area will be shifted or not. The issues relating to shifting of village(s) including their R&R and socio-economic aspects should be discussed in the Report.
 - 22) One season (non-monsoon) [i.e. March-May (Summer Season); October-December (post monsoon season) ; December-February (winter season)] primary baseline data on ambient air quality as per CPCB Notification of 2009, water quality, noise level, soil and flora and fauna shall be collected and the AAQ and other data so compiled presented date-wise in the EIA and EMP Report. Site-specific meteorological data should also be collected. The location of the monitoring stations should be such as to represent whole of the study area and justified keeping in view the pre-dominant downwind direction and location of sensitive receptors. There should be at least one monitoring station within 500 m of the mine lease in the pre-dominant downwind direction. The mineralogical composition of PM10, particularly for free silica, should be given.
 - 23) Air quality modeling should be carried out for prediction of impact of the project on the air quality of the area. It should also take into account the impact of movement of vehicles for transportation of mineral. The details of the model used and input parameters used for modeling should be provided. The air quality contours may be shown on a location map clearly indicating the location of the site, location of sensitive receptors, if any, and the habitation. The wind roses showing pre-dominant wind direction may also be indicated on the map.
 - 24) The water requirement for the Project, its availability and source should be furnished. A detailed water balance should also be provided. Fresh water requirement for the Project should be indicated.
 - 25) Necessary clearance from the Competent Authority for drawl of requisite quantity of water for the Project should be provided.
 - 26) Description of water conservation measures proposed to be adopted in the Project should be given. Details of rainwater harvesting proposed in the Project, if any, should be provided.
 - 27) Impact of the Project on the water quality, both surface and groundwater, should be assessed and necessary safeguard measures, if any required, should be provided.
 - 28) Based on actual monitored data, it may clearly be shown whether working will intersect groundwater. Necessary data and documentation in this regard may be provided. In case the working will intersect groundwater table, a detailed Hydro Geological Study should be undertaken and Report furnished. The Report inter-alia, shall include details of the aquifers present and impact of mining activities on these aquifers. Necessary permission from Central Ground Water Authority for working below ground water and for pumping of ground water should also be obtained and copy furnished.
 - 29) Details of any stream, seasonal or otherwise, passing through the lease area and modification /diversion proposed, if any, and the impact of the same on the hydrology should be brought out.
 - 30) Information on site elevation, working depth, groundwater table etc. should be provided both in AMSL and bgl. A schematic diagram may also be provided for the same.
 - 31) A time bound Progressive Greenbelt Development Plan shall be prepared in a tabular form (indicating the linear and quantitative coverage, plant species and time frame) and submitted, keeping in mind, the same will have to be executed up front on commencement of the Project. Phase-wise plan of plantation and compensatory afforestation should be charted clearly indicating the area to be covered under plantation and the species to be planted. The details of plantation already done should

- be given. The plant species selected for green belt should have greater ecological value and should be of good utility value to the local population with emphasis on local and native species and the species which are tolerant to pollution.
- 32) Impact on local transport infrastructure due to the Project should be indicated. Projected increase in truck traffic as a result of the Project in the present road network (including those outside the Project area) should be worked out, indicating whether it is capable of handling the incremental load. Arrangement for improving the infrastructure, if contemplated (including action to be taken by other agencies such as State Government) should be covered. Project Proponent shall conduct Impact of Transportation study as per Indian Road Congress Guidelines.
 - 33) Details of the onsite shelter and facilities to be provided to the mine workers should be included in the EIA Report.
 - 34) Conceptual post mining land use and Reclamation and Restoration of mined out areas (with plans and with adequate number of sections) should be given in the EIA report.
 - 35) Occupational Health impacts of the Project should be anticipated and the proposed preventive measures spelt out in detail. Details of pre-placement medical examination and periodical medical examination schedules should be incorporated in the EMP. The project specific occupational health mitigation measures with required facilities proposed in the mining area may be detailed.
 - 36) Public health implications of the Project and related activities for the population in the impact zone should be systematically evaluated and the proposed remedial measures should be detailed along with budgetary allocations.
 - 37) Measures of socio economic significance and influence to the local community proposed to be provided by the Project Proponent should be indicated. As far as possible, quantitative dimensions may be given with time frames for implementation.
 - 38) Detailed environmental management plan (EMP) to mitigate the environmental impacts which, should inter-alia include the impacts of change of land use, loss of agricultural and grazing land, if any, occupational health impacts besides other impacts specific to the proposed Project.
 - 39) Public Hearing points raised and commitment of the Project Proponent on the same along with time bound Action Plan with budgetary provisions to implement the same should be provided and also incorporated in the final EIA/EMP Report of the Project.
 - 40) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
 - 41) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
 - 42) A Disaster management Plan shall be prepared and included in the EIA/EMP Report.
 - 43) Benefits of the Project if the Project is implemented should be spelt out. The benefits of the Project shall clearly indicate environmental, social, economic, employment potential, etc.
 - 44) Besides the above, the below mentioned general points are also to be followed:-
 - a) Executive Summary of the EIA/EMP Report
 - b) All documents to be properly referenced with index and continuous page numbering.
 - c) Where data are presented in the Report especially in Tables, the period in which the data were collected and the sources should be indicated.
 - d) Project Proponent shall enclose all the analysis/testing reports of water, air, soil, noise etc. using the MoEF&CC/NABL accredited laboratories. All the original analysis/testing reports should be available during appraisal of the Project.
 - e) Where the documents provided are in a language other than English, an English translation should be provided.
 - f) The Questionnaire for environmental appraisal of mining projects as devised earlier by the Ministry shall also be filled and submitted.
 - g) While preparing the EIA report, the instructions for the Proponents and instructions for the Consultants issued by MoEF&CC vide O.M. No. J-11013/41/2006-IA.II(I) dated 4th August, 2009, which are available on the website of this Ministry, should be followed.
 - h) Changes, if any made in the basic scope and project parameters (as submitted in Form-I and the PFR for securing the TOR) should be brought to the attention of

MoEF&CC with reasons for such changes and permission should be sought, as the TOR may also have to be altered. Post Public Hearing changes in structure and content of the draft EIA/EMP (other than modifications arising out of the P.H. process) will entail conducting the PH again with the revised documentation.

i) As per the circular no. J-11011/618/2010-IA.II(I) dated 30.5.2012, certified report of the status of compliance of the conditions stipulated in the environment clearance for the existing operations of the project, should be obtained from the Regional Office of Ministry of Environment, Forest and Climate Change, as may be applicable.

j) The EIA report should also include (i) surface plan of the area indicating contours of main topographic features, drainage and mining area, (ii) geological maps and sections and (iii) sections of the mine pit and external dumps, if any, clearly showing the land features of the adjoining area.

Additional ToR

1. The PP shall submit the geo technical study and hydrological study
2. The PP shall submit the details of mining carried out as per existing mining plan
3. The PP shall submit the geo morphology study
4. The PP shall submit the bench formation details
5. The PP shall submit the over burdened details of the site along with garland details
6. The PP shall submit the approved mining plan and closure plan
7. The PP shall submit the approved DSR from the Mining Department
8. The PP shall submit the actual replenishment study approved by the Competent Authority.
9. The PP shall submit the Green plan along with Miyawaki forest details.
10. The PP shall submit the copy of LOI
11. The PP shall submit the exact days of mining
12. The PP shall submit the hydrological study
13. A Sub-Divisional Committee comprising of Sub-Divisional Magistrate, Officers from Irrigation department, State Pollution Control Board or Committee, Forest department, Geology or mining officer, revenue department shall visit the site and make recommendation on suitability of site for mining or prohibition thereof after {a} identification of the areas of aggradations or deposition where mining can be allowed; (b) identification of areas of erosion and proximity to infrastructural structures and installations where mining should be prohibited; (c) verify the mining lease boundary; (d) verify the area of the mining lease; (e) suggest the route for transportation of the mineral so that to cause minimum impact on the nearby habitation & agricultural fields; (f) identify the safety zone/restricted area and the area that can be considered for mining after excluding the area as per recommendation of EAC, after considering the other restrictions mentioned in the Sustainable Sand Mining Management Guidelines 2016, S.O. 141(E) dated 15.01.2016, Letter of Intent & District Survey Report; (g) finalize the specific gravity of the material to be mined by the mining lease holders; (h) proposed location for the installation weigh bridge; (i) verification of the initial level of the mining lease already collected by the PP; (j) verification of the baseline air quantity data collected by the PP and any other point to be considered for the protection environment and health of the nearby habitation. Recommendation of the Committee needs to be annexed with EIA/EMP Report.
14. EIA/EMP report should be prepared for the entire cluster.
15. The Replenishment Study needs to be conducted by an authorized agency and report of the same needs to be submitted.
16. High Powered Committee was constituted under the orders of Hon'ble NGT, headed by Secretary, MOEF&CC, which has given its report dated September, 2016. The PP needs to submit the details that how the PP will comply with the recommendation of the Committee.
17. The Proponent should collect the baseline data in respect of initial level of the mining lease. For this permanent bench marks (BM) needs to be established at prominent location preferably close to mining leases in question and should have precisely known relationship to the level datum of the area, typically mean sea level. The entire mining lease should be divided suitably in the grids of 25 Meter x 25 Meters with the help of

sections across the width of river and along the direction of flow of the river. The levels (MSL & RL) of the corner point of each grid need to be recorded. Each Grid should be suitably numbered for identification. PP should identify grids which will be worked out and grids which will come under no mining zone i.e. safety barriers from the river bank, safety barrier at lease boundary, restrictions as per condition of Lol/Mining Lease deed, restriction as Mineral Concession Rule of the Haryana State, restrictions as per sustainable sand mining management guidelines 2016, restriction as per DSR etc. The PP should ascertain the level of the river bed with the help of sections drawn across the width of the rivers and along the direction of flow of the river and based on this define the depth of mining of each grid. The PP should provide in tabular format the details of the grid viz. wise material availability, dimension of grid, location of grid (latitude, longitude, MSL and level from outside ground level of the corner points), average level of grid (AMSL and RL), depth of mining in each grid, area, volume, grids under mining zone and those left under no mining zone etc. The PP should submit surveyed data so collected in the excel or CSV file so that the same can be readily used for verification in CAD or Datamine Software. In addition to this soft & hard copy of all the plan & section needs to be submitted.

18. PP should suitably name each section line. Section Plan for both sections drawn across the river and along the direction of the river needs to be submitted. Each Section should have level on vertical axis and distance from the bank of river on horizontal axis. For the section along the direction of the river the levels to be shown on vertical axis and distance from upstream to downstream should be shown on horizontal axis.
19. The PP should prepare the Mining Plan based on the above survey. The information sought above needs to be a part of the mining plan. In the mining plan year wise production plan should be prepared in three plates for each year. Plat-1 show the mine working for the pre- monsoon period (1st APR- 30th June), Plate-2 should for the period (1st July-15th Sep) as the mining lease area needs to be left for the replenishment of the river bed mineral and no mining should be proposed in this period and plat-3 show the mine working after replenishment of the river bed i.e. post monsoon period (16th Sep-31st March). The period of monsoon may also be defined in consultation with State Government.
20. PP should specifically mention in the mining plan that in the subsequent scheme of mining/review of mining plan, the year wise data pertaining to replenishment study (all five years) shall be provided which include the level (AMSL & RL) of river bed recorded before and after the monsoon, year wise replenishment quantity, all plan & sections of the replenishment study for the past five years.
21. PP should also submit an undertaking to the effect that each year after the replenishment study the plan & section shall be submitted to concerned Department of Mining & Geology of the State for verification and official record.
22. PP should submit an undertaking by way of affidavit as required as per Ministry's O.M No 3- 50/2017 -1A. IM) dated 30.05.2018 to comply with all the statutory requirements and judgment of Hon'ble Supreme Court dated the 2nd August 2017 in Writ Petition (Civil) No. 114 of 2014 in the matter of Common Cause versus Union of India and Ors.
23. PP should include in EIA Report details of all the statutory clearances, permissions, No objection certificates, consents etc. required for this project under various Acts, Rules and regulations and their status or estimated timeline after grant of EC.
24. The PP should submit the revenue plan, revenue plan superimposed on the satellite imaginary clearly demarcate the Govt. land, private land, agricultural land.
25. The PP should clearly bring out the protective and mitigative measures to be taken for the nearby habitation and religious structures in line with the Ministry's O.M. No. Z-11013/57/2014- IA. II (M) dated 29.10.2014.
26. The PP should submit the detailed plan in tabular format (year-wise for life of mine) for afforestation and green belt development in and around the mining lease. The PP should submit the number of saplings to be planted, area to be covered under afforestation & green belt, location of plantation, target for survival rate and budget earmarked for the afforestation & green belt development. In addition to this PP should show on a surface plan (5 year interval for life of mine) of suitable scale the area to be covered under afforestation & green belt clearly mentioning the latitude and longitude

- of the area to be covered during each 5 years.
27. The PP should submit the quantity of surface or ground water to be used for this project. The complete water balance cycle need to be submitted. In addition to this PP should submit a detailed plan for rain water harvesting measures to be taken. The PP should submit the year wise target for reduction in consumption of ground water by developing alternative source of water through rain water harvesting measures. The capital and recurring expenditure to be incurred needs to be submitted.
 28. The PP should clearly bring out the details of the manpower to be engaged for this project with their roles /responsibilities/designations. In addition to this PP should mention the number and designation of person to be engaged for implementation of environmental management plan (EMP).
 29. The PP should submit the year-wise, activity wise and time bound budget earmarked for EMP, occupational health surveillance & Corporate Environmental Responsibility needs to be submitted.
 30. PP should submit the measures to be adopted for prevention of illegal mining and pilferage of mineral.
 31. PP should submit the detailed mineralogical and chemical composition of the mineral and percentage of free silica from a NABL/MoEF&CC accredited laboratory.
 32. PP should clearly show the transport route of the mineral and protection and mitigative measure to be adopted while transportation of the mineral. The impact from the center line of the road on either side should be clearly brought out supported with the line source modeling and isopleth. Further, frequency of testing of Poly Achromatic Hydrocarbon needs to be submitted along with budget. Based on the above study the compensation to be paid in the event of damage to the crop and land on the either side of the road needs to be mentioned.
 33. PP should clearly bring out that what is the specific diesel consumption and steps to be taken for reduction of the same. Year-wise target for reduction in the specific diesel consumption needs to be submitted.
 34. PP should bring out the awareness campaign to be carried out on various environmental issues, practical training facility to be provided to the environmental engineers/diploma holders, mining engineers/diploma holders, geologists, and other trades related to mining operations. Target for the same needs to be submitted.
 35. PP should specifically mention in the mining plan that the method of mining should be as proposed by EAC i.e. by use only Scrapers for mining to ensure that the mining depth be maintained as 3.0 meters. No other heavy machinery like bucket excavators, back-ho, shovel, JCB machines etc. shall not be used for excavation/digging.
 36. The safeguards which are suggested in sustainable sand mining guidelines as well as notification dated 15.01.2016 ought to be scrupulously followed and taken into consideration while preparing EIA/EMP Report.
 37. The Project Proponent shall apply for NBWL Clearance for the project, if applicable, as per Office Memorandum/Guidelines issued by MoEF&CC in this regard from time to time.
 38. The PP should submit the MoU between State government and Project Proponent.
 39. The PP should give the Mining plan duly approved by the competent authority before preparing EIA/EMP report.
 40. The project proponent shall get approve the conservation plan from Chief Wildlife Warden, Haryana and submit during the appraisal of the project.
 41. The PP should give an affidavit that the mining was not mined to any person including minor minerals and sand.
 42. The PP should submit GoI Assessment of Mineral Resources.
 43. The PP shall carry out the study of Ecological effect of particulate matter on the flora and fauna.
 44. The Detailed reclamation plan of the project area to be submitted.
 45. The PP shall submit the undertaking that mining will be carried out in accordance with all other provisions as applicable under the Mines Act, 1952, Mines and Minerals (Development and Regulation) Act, 1957, Forest (Conservation) Act, 1980 and Environment (Protection Act), 1986 and the rules made there under, wild life (Protection) Act 1972, water (Prevention and control of pollution) Act 1974 and Air

(Prevention and Control of Pollution) Act, 1981.

46. The PP should submit an affidavit that no JCB will be used for mining and only semi-mechanized mining will be carried out.
47. The PP shall submit that no illegal mining has taken place in the mining lease area and no illegal mining will be allowed during operation of mine.
48. The PP shall get the EIA study conducted by accredited agency for the use of large number of trucks/tippers including the impact of load and frequency of large number of machinery in the mining lease area.
49. The PP shall also submit an affidavit that additional minerals mined during the mining shall be stored as mining burden and same will be intimated to the State Mines & Geology Department.

229.20 EC for Affordable Group Housing Colony Project located at Revenue Estate of Village Dhanwapur, Sector 104, Gurugram, Haryana by M/s Czar Buildwell Pvt. Ltd.

Project Proponent: Mr. Ashok Punia
Consultant : Grass Root Technology Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/226216/2021 on dated 08.12.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8 (a) of EIA Notification 14.09.2006.

The discussion was held on Green Plan, RWH, STP, fire fighting plan, contour plan, traffic circulation plan, parking plan, distance of wildlife from the project site, sewer permission, dual plumping plan, revised EMP, OWC and certain observations were raised as following:-

1. The PP shall submit the green development plan along with Miyawaki details
2. The PP shall submit the geo technical report from the authorized agency
3. The PP shall submit the revised RWH plan after comparing the water table at the project site
4. The PP shall submit the revised STP details along with components
5. The PP shall submit the fire fighting plan
6. The PP shall submit the contour plan
7. The PP shall submit the Key plan of sampling locations, primary micromet data, DG/Vehicular emission data, DAT file (output & input), Isopleths of PM10 and PM2.5 vis a vis wind rose.
8. The PP shall submit the traffic circulation plan
9. The PP shall submit the parking plan
10. The PP shall submit the elevation plan
11. The PP shall submit the wildlife activity plan as the sultanpur bird sanctuary lies within 10km
12. The PP shall submit the document for IGBR for extra FAR 12%
13. The PP shall submit the affidavit that no construction will be carried out without permission of competent authority
14. The PP shall submit the revised population
15. The PP shall submit the sewer permission
16. The PP shall submit the dual plumping plan
17. The PP shall submit the revised EMP
18. The PP shall submit the location of OWC along with area
19. The PP shall submit the location of DG set
20. The PP shall submit affidavit mentioning that adequate studies have been carried out to ascertain that there would not be any obstruction or impediment in general traffic in vicinity of the project due to the project
21. The PP shall submit affidavit mentioning that the no. of in-bound & out-bound vehicles (____PCU/Hr.) and the running hours per day (____) of DG sets considered while undertaking the studies for evaluating the "Incremental Pollution Load" and those are true to best of our knowledge.
22. The PP shall submit affidavit mentioning that the proposed & installed DG sets & fuel to be used would be as per NCAP/GRAP

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23. The PP shall submit affidavit mentioning that no untreated water would be released inside or outside the project or anywhere; waste water would be treated to tertiary level & would be used with the installation of “Dual plumbing”.

The PP shall submit the required information as detailed above within 30 days and it was also made clear to the PP that the 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.

229.21 TOR for expansion of Non-Agro Warehouse Project on a land measuring 76.84375 Acres located at Village-Rahaka&Ranika Singhola, Tehsil-Sohna, District-Gurugram by Emporium Industrial Parks(INDIA) Private Limited

**Project Proponent: Mr. Sunil
Consultant : Grass Root Technology Pvt. Ltd.**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/69019/2021 on dated 08.12.2021 as per check list approved by the SEIAA/SEAC for obtaining terms of reference under Category 8 (b) of EIA Notification 14.09.2006. The Auto TOR has been granted to the project on 07.12.2021.

The case was taken up in 229th meeting of SEAC held on 17.12.2021. The PP presented the case before the committee.

- The PP submitted the copy of DD for Rs. 2 lakh in favour of MS, SEIAA

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:-

Table 1: Basic Details

Name of the Project: Expansion of Non-Agro Warehouse Project on a land measuring 3,10,975.59m ² (76.84375 Acres) located at Village-Rahaka&RanikaSinghola, Tehsil-Sohna, District-Gurugram, Haryana by Emporium Industrial Parks (India) Private Limited				
Sr. No.	Particulars	Existing	Expansion	Total Area (in M²)
	Online Project Proposal Number	SIA/HR/MIS/69019/2021		
1.	Latitude	28°15'30.15"N	-	28°15'30.15"N
2.	Longitude	77°9'57.54"E	-	77°9'57.54"E
3.	Plot Area	3,10,975.59 m ²	-	3,10,975.59 m ²
4.	Net Plot Area	3,10,975.59 m ²	-	3,10,975.59 m ²
5.	Proposed Ground Coverage	1,43,346.67 m ²	-	1,43,346.67 m ²

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6.	Proposed FAR	1,42,588.39 m ²	-	1,42,588.39 m ²
7.	Non FAR Area	35,728.56 m ²	-	35,728.56 m ²
8.	Total Built Up area	1,78,316.95 m ²	-	1,78,316.95 m ²
9.	Total Green Area with Percentage	46,690.33 m ² (15.01% of plot area)	-	46,690.33 m ² (15.01% of plot area)
10.	Rain Water Harvesting Pits (Size)	77 nos.	75 nos.	152 nos. (Dia-4 m and Depth-3.5 m)
11.	STP Capacity	160 KLD	340 KLD	500 KLD
12.	Total Parking	46,712.33	-	46,712.33
13.	Organic Waste Converter	1	-	1
14.	Maximum Height of the Building (m)	18.5	-	18.5
15.	Power Requirement	7500 kVA	3,360 kVA	10,860 kVA
16.	Power Backup	06 DG (3 x 1250 kVA + 2 x 250 kVA + 1 x 750 kVA)	08 (1250 kVA + 2 x 125 kVA + 3 x 630 kVA + 800 kVA + 500 kVA)	12 DG sets of total capacity of 8,690 kVA (4 x 1,250 kVA + 3 x 630 kVA + 2 x 125 kVA + 1 x 500 kVA + 1 x 800 kVA + 1 x 250 kVA).
17.	Total Water Requirement	290 KLD	293 KLD	583 KLD
18.	Domestic Water Requirement	150 KLD	293 KLD	443 KLD
19.	Fresh Water Requirement	98 KLD	145 KLD	243 KLD
20.	Treated Water	117 KLD	238 KLD	355 KLD
21.	Waste Water Generated	130 KLD	264 KLD	394 KLD
22.	Solid Waste	1,517 Kg/day	1,499	3,016 Kg/day

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	Generated		Kg/day	
23.	Biodegradable Waste	455 kg/day	630 kg/day	1085 kg/day
24.	Stories	Single storey	-	Single storey
25.	R+U Value of Material used (Glass)	3.11w/m°C	-	3.11w/m°C
26	Total Cost of the project:	i) Land Cost	318.42 Cr	84.95 Cr
		ii) Construction Cost		403.37 Cr
27.	EMP Budget (per year)	iii) Capital Cost	163 Lakhs	159 Lakhs
		iv) Recurring Cost	48 Lakhs	41.5 Lakhs
28.	Status of Construction	Under Construction	-	Under Construction
29	Construction Phase:			
	Power Back-up	100 kVA	-	100 kVA
	Water Requirement & Source	357 ML (Private Tankers)	-	357 ML (Private Tankers)
	STP (Modular)	1	-	1
	Anti-Smoke Gun	1	-	1

Details of Configurations					
SL.No	Equipment /Facility	Existing Configuration As Per EC Granted	Proposed Configuration	Final configuration after Expansion	Remarks
1	RWH	77 No's (Volume- 88.31 m ³)	75 No's	152 No's (Volume- 43.96 m ³)	Volume of recharge pits have been reduced
2	Population	5,228 No's	5,228 No's	10,456 No's	Working in double shift

3	Total Water Requirement	290 KLD	293 KLD	583 KLD	Earlier Calculation was based on 30lpcd now we have considered 45 lpcd
4	Solid Waste Generation	1,517 Kg/day	1,499 Kg/day	3,016 Kg/day	
5	DG Power Backup	06 DG (3 x 1250 kVA + 2 x 250 kVA + 1 x 750 kVA)	08 (1250 kVA + 2 x 125 kVA + 3 x 630 kVA + 800 kVA + 500 kVA)	12 DG sets of total capacity of 8,690 kVA (4 x 1,250 kVA + 3 x 630 kVA + 2 x 125 kVA + 1 x 500 kVA + 1 x 800 kVA + 1 x 250 kVA).	250 kVA replaced by 500 kVA and 750 kVA replaced by 800 kVA
6	waste water Generation	130 KLD	264 KLD	394 KLD	
7	Power Load	7500 kVA	3,360 kVA	10,860 kVA	
8	STP Capacity	160 KLD	340 KLD	500 KLD	
9	Project Cost	318.42 Cr	84.95 Cr	403.37 Cr	
10	Fresh Water	98 KLD	145 KLD	243 KLD	

The discussion was held on Green Plan, Contour plan, details of existing trees, MSHIC details, solar power generation, RWH, traffic circulation plan, ECBC etc. The project proponent submitted that in the earlier granted Environment Clearance the baseline data was generated for post monsoon season i.e. October to December, 2019 which is valid for 3 years as per the Office Memorandum issued by MoEF&CC dated 29.08.2017. In addition project proponent informed that they have generated one month additional baseline data for November, 2021. Committee discussed the matter and accepted the request of PP for preparation of EIA/EMP report considering the baseline study October to December, 2019 and addition one month data for November, 2021. and after detailed deliberations it was decided by the committee to recommend the case to SEIAA for approval of ToR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference:

Standard ToR

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

Additional ToR:

- i. The PP shall submit the Details of the ownership of the land along with the collaboration agreement
- ii. The PP shall submit the details of existing trees on the project site
- iii. The PP shall submit the details of green area plan as per the land use
- iv. The PP shall submit the solar power generation as per the existing norms
- v. The PP shall submit the contour plan of whole of the area for flood management
- vi. The PP shall submit the strictly compliance of the rules and guidelines under manufacture, storage and import of hazardous chemicals MSIH Rules 1989 as amended time to time. All transportation of hazardous chemicals shall be as per motor vehicle act 1989
- vii. The PP shall submit Environment Impact Assessment of vehicles during peak hours in and around the project area.
- viii. The PP shall submit the traffic circulation and parking management plan
- ix. The PP shall submit the ECBC Compliance Report along with percentage of energy savings.
- x. The PP shall submit the revised water assurance from the Competent Authority
- xi. The PP shall submit the details of amount, threshold level along with MSDS sheet of chemicals to be stored in the project.
- xii. The PP shall submit the quantity and location of Diesel storage and approval of Competent Authority for storage of diesel above the threshold level.
- xiii. The PP shall submit the Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.
- xiv. The PP shall submit the Environment Impact Assessment of Rain water harvesting on the water level in the region, along with total availability of underground water.
- xv. The project proponent should submit Air Quality Modeling isopleths of DG Sets with Air mode Software version details along with pollution remedial measures.
- xvi. 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.
- xvii. The PP should give detailed back up data of Ambient Air Quality, monitoring, height of stack, details of DG stack etc along with air quality modeling with dispersion of distance
- xviii. The PP shall submit hydrological study for the project area.
- xix. The PP shall submit the details of STP along with its location, area covered, design and structure.
- xx. The PP shall submit the details of interlinked projects
- xxi. The PP shall submit the details of the existing Panchayat or revenue roads passing through the project
- xxii. The PP shall submit energy saving details of the project and detailed ECBC compliance with percentage energy savings.
- xxiii. The PP should enclose all analysis reports of Air, Water, Soil, Noise etc. from MoEF& CC/ NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project
- xxiv. The PP should submit approved zoning plan, elevation plan, floor plan, sector plan along with EIA/EMP report.

229.22 EC for residential plotted colony project under DDJY located at village Sec 37D Gurugram Haryana by M/S Signature Global Developers Pvt. Ltd

Project Proponent: Mr.Vineet Kumar
Consultant :Grass Root Technology Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/69732/2021 on dated 08.12.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8 (b) of EIA Notification 14.09.2006.

The case was taken up in 229th meeting of SEAC held on 17.12.2021. The PP presented the case before the committee.

- The proposed project is for EC for residential plotted colony project under DDJY located at village Sec 37D Gurugram, Haryana by M/S Signature Global Developers Pvt. Ltd.
- The TOR has been granted vide letter no. SEIAA/HR/2021/972 dated 26.10.2021
- The Project is on concept basis as Building plans are not approved from the competent Authority
- The PP submitted the copy of DD for Rs. 2.0 lakh in favour of MS, SEIAA
- Sultanpur National Park lies within 7.5km from the project site.

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

Table1: Basic Details

Name of the Project: Residential Plotted Colony Project under DDJAY at Village-Gadauli, Sector-37 D, Gurugram, Haryana by M/s Signature Global Developers Pvt. Ltd.		
S. No.	Particulars	
1.	Online Proposal Number	SIA/HR/MIS/69732/2021
2.	Latitude	28°26'22.93"N
3.	Longitude	76° 58'14.84"E
4.	Plot Area	86,818.166m ²
5.	Net Plot Area	---
6.	Proposed Ground Coverage	56,926.814 m ²
7.	Proposed FAR	1,14,393.985m ²
8.	Non FAR Area	1,12,968.621m ²
9.	Total Built Up area	2,27,362.606m ²
10.	Total Green Area with %	6,557.120 m ² (7.55% of total plot area)
11.	Rain Water Harvesting Pits (with size)	22 Pits (Dia. 3m & Depth 2.5m)
12.	STP Capacity	650 KLD

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13.	Total Parking		For plotted development the parking shall be within the plots by the individual plot owners.
14.	Organic Waste Converter		1
15.	Maximum Height of the Building (m)		--
16.	Power Requirement		9000 kVA
17.	Power Backup		6 DG sets of total capacity 3000 kVA (6*500 kVA)
18.	Total Water Requirement		627 KLD
19.	Domestic Water Requirement		607 KLD
20.	Fresh Water Requirement		441 KLD
21.	Treated Water		467 KLD
22.	Waste Water Generated		519 KLD
23.	Solid Waste Generated		3752 kg/day
24.	Biodegradable Waste		2035.2 kg/day
25.	Number of Towers		---
26.	Dwelling Units/ EWS		357 Plots
27.	Basement		---
28.	Stories		---
29.	R+U Value of Material used (Glass)		2.67 W/m ² deg C
30.	Total Cost of the project:	i) Land Cost	INR 879.96 Crores
		ii) Construction Cost	
31.	EMP Budget (per year)	iii) Capital Cost	439.98 Lakhs
		iv) Recurring Cost	55.607 Lakhs
32.	Incremental Load in respect of:	i) PM _{2.5}	0.01µg/m ³
		x) PM ₁₀	0.02µg/m ³
		xi) SO ₂	0.01µg/m ³
		xii) NO ₂	0.4µg/m ³
		xiii) CO	0.09µg/m ³
33.	Status of Construction		No Construction is done at the project site
34.	Construction	xi) Power Back-up	100 kVA

	Phase:	xii) Water Requirement & Source	55 ML & Private water tankers
		xiii) STP (Modular)	1
		xiv) Anti-Smoke Gun	1

Table 2: EMP BUDGET

DURING CONSTRUCTION PHASE		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Labor Sanitation & Waste water Management	15	7
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20	5
Storm Water Management (temporary drains and sedimentation basin)	10	2.5
Solid Waste Management	5	1
TOTAL	50	15.5

DURING OPERATION PHASE		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	65	16.25
Rain Water Harvesting System	33	8.25
Solid Waste Management	7.50	1.875
Environmental Monitoring	0	9
Green Area/ Landscape Area	3.93	0.982
Others (Energy saving devices, miscellaneous)	10	2.5
Socio-Economic		
Providing laptops and mobile phones to students of - <ul style="list-style-type: none"> Government Primary School, GarauliKhurd village 	50	---

<ul style="list-style-type: none"> • Government School, Gadoli village • Government School, Harsaru 		
Shelter for Cow in Garauli Khurd, Gadoli, & Harsaru villages	20	
Providing Rain Water Harvesting in the following local Govt. Schools- <ul style="list-style-type: none"> • Government Primary School, Garauli Khurd village • Government School, Gadoli village • Government School, Harsaru 	30	
Providing Water Coolers in the following local Govt. Schools- <ul style="list-style-type: none"> • Government Primary School, Garauli Khurd village • Government School, Gadoli village • Government School, Harsaru 	30.55	---
Setting up solar lighting facilities in Garauli Khurd, Gadoli, & Harsaru villages	50	---
Plantation in Garauli Khurd, Gadoli, & Harsaru villages	30	---
Providing of Miyawaki Forest in Garauli Khurd, Gadoli, & Harsaru villages	25	---
Providing sanitation facility in Garauli Khurd, Gadoli, & Harsaru villages	30	
FUND ALLOCATED FOR WILD LIFE CONSERVATION		
Plantation of tress	1.5	0.38
Digging of Ponds	1.0	0.25

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Construction of feeding Platforms and enclosure	1.0	0.25
Awareness Generation	1.0	0.25
Putting artificial nests on trees	0.50	0.12
TOTAL	389.98	40.107

TOTAL EMP BUDGET		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
During Construction Phase	50	15.5
During Operation Phase	389.98	40.107
TOTAL	439.98	55.607

The discussion was held on building plan, zoning plan, mosaic plan, Green Plan, STP, RWH, Aravali NOC, Water assurance, Power Assurance, Geo Technical Report, traffic study, dual plumbing plan, sewerage permission etc and certain observations were raised as following:-

1. The PP shall submit the details of approved building plan
2. The PP shall submit the details of zoning plan
3. The PP shall submit the mosaic plan
4. The PP shall submit the green development plan along with Miyawaki details
5. The PP shall submit the traffic circulation plan
6. The PP shall submit the parking plan
7. The PP shall submit the location of STP
8. The PP shall submit the RWH plan
9. The PP shall submit the elevation plan
10. The PP shall submit the AravaliNoC
11. The PP shall submit the Forest NoC
12. The PP shall submit the Water assurance
13. The PP shall submit the Power Assurance
14. The PP shall submit the Geo Technical Report
15. The PP shall submit the traffic study
16. The PP shall submit the analysis report for Noise
17. The PP shall submit the collaboration agreement of Lalwani Brothers with signature
18. The PP shall submit the dual plumbing plan
19. The PP shall submit the sewerage permission from competent authority
20. The PP shall submit the self contained note on the chronology on withdrawal and the details of license granted for total area mentioning the LOI also
21. The PP shall submit the three months data for 8 locations

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22. The PP shall submit the land use breakup along with 10% community area to be handed over to the govt.
23. The PP shall submit the details of components of STP along with biological part
24. The PP shall submit the increased solar power in the project area
25. The PP shall submit the approved conservation plan from the competent authority
26. The PP shall submit the separate services for different pockets across the revenue rasta i.e. 3 STP's etc.
27. The PP shall submit affidavit mentioning that adequate studies have been carried out to ascertain that there would not be any obstruction or impediment in general traffic in vicinity of the project due to the project
28. The PP shall submit affidavit mentioning that the no. of in-bound & out-bound vehicles (___ PCU/Hr.) and the running hours per day (____) of DG sets considered while undertaking the studies for evaluating the "Incremental Pollution Load" and those are true to best of our knowledge.
29. The PP shall submit affidavit mentioning that the proposed & installed DG sets & fuel to be used would be as per NCAP/GRAP
30. The PP shall submit affidavit mentioning that no untreated water would be released inside or outside the project or anywhere; waste water would be treated to tertiary level & would be used with the installation of "Dual plumbing".

The PP submitted the reply of observations vide letter dated 17.12.2021. The PP also submitted Rs.5 Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan along with self-content note as following:-

- *TOR application submitted to SEIAA, Haryana vide proposal no. SIA/HR/MIS/192507/2021 dated 11.01.2021. But due to change in planning we have withdrawn the application on 05.02.2021. Acknowledgement for withdrawal of EC application is attached as **Annexure- XIX (a)**.*
- *Then, we have submitted the new EC application vide proposal no. SIA/HR/MIS/60555/2021 on 05.02.2021. Then again management decides to change the planning and we have submitted the new EC application with revised planning vide proposal no. SIA/HR/MIS/64268/2021 dated 11.06.2021.*
- *We have also withdrawn the Old EC application (vide proposal no. SIA/HR/MIS/60555/2021 on 05.02.2021) on 08.07.2021. Acknowledgement for withdrawal of EC application is attached as **Annexure- XIX (b)**.*
- *We have received the License for 20.589 acres vide License No. 08 of 2021 dated 05.03.2021. Subsequently, LOI for 1.673 acres has been received vide Memo. No. LC-4242-B/JE(S) 2021/269741 dated 21.10.2021. The Licence and LOI is enclosed as **Annexure-XX**.*
- *Breakup of plot area including the area handed over to community:*

Total Plot Area	86,818.166	100%
Ground Coverage	56,926.814	65.57%
Green Area	6557.120	7.55%
Community area to be handed over to the govt.	8,681.817	10%
Road and Paved Area	14,652.415	16.87%

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

A. Specific conditions:-

1. Sewage shall be treated in the modular STP based on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The PP should provide separate services across the revenue rasta passing through project.
3. The PP shall spent Rs.5Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan
4. The PP shall also develop the Miyawaki Forest as proposed in the EMP with the capital cost of 25 lakhs in an area 4000sqm in villages GarauliKhurd, Gadoli, &Harsaru outside the project area and maintain the same. The Miyawaki forest shall be developed under the guidance of MD Forest corporation Haryana
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 PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
7. The PP shall not carry out any construct above and below revenue rasta, if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revnue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
8. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
9. 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.
10. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
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 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
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 6,557.120 m² (7.55% of total plot area) shall be provided for Green Area development for whole project, excluding plot areas.
 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 fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
 16. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
 17. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
 18. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
 19. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
 20. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
 21. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
 22. 22 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
 23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 22RWH pits.
 24. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
 25. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
 26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. Statutory Compliance:

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

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

I Air Quality Monitoring and Preservation

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

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

II Water Quality Monitoring and Preservation

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

- approval from the Competent Authority.
- xiii. All recharge should be limited to shallow aquifer.
 - xiv. No ground water shall be used during construction phase of the project.
 - xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
 - xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
 - xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
 - xviii. No sewage or untreated effluent water would be discharged through storm water drains.
 - xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
 - xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
 - xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

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

V Waste Management

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

VI Green Cover

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory

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

VII Transport

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

VIII Human Health Issues

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

- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

IX Corporate Environment Responsibility

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

X Miscellaneous

- i. The project 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.

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- 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.

229.23 EC for project “Affordable Plotted Housing Colony under Deen Dayal Jan AwasYojana (DDJAY)” over land area measuring 26.91875 acres in Sector 93, Village Hayatpur, Sub Tehsil Hasaru, District Gurugram, Haryana by M/S DLF limited

Project Proponent: Mr. RC Bakshi
Consultant : PerfectEnviro

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/63304/2021 on dated 07.12.2021 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8 (b) of EIA Notification 14.09.2006.

The case was taken up in 229th meeting of SEAC held on 17.12.2021. The PP presented the case before the committee.

- The proposed project is for EC for project “Affordable Plotted Housing Colony under DeenDayal Jan AwasYojana (DDJAY)” over land area measuring 26.91875 acres in Sector 93, Village Hayatpur, Sub Tehsil Hasaru, District Gurugram, Haryana by M/S DLF LIMITED
- The PP submitted the copy of DD for Rs. 2 lakh in favour of MS, SEIAA

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- Earlier TOR has been granted to the project vide letter dated 26.10.2021
- License no. 94 of 2021 has been granted to the project for an area measuring 26.91acres migration of an area measuring 12.1155acres from license no. 28 of 2013 granted for 12.15acres and an area measuring 10.05 acres from license no. 83 of 2010 for an additional area measuring 4.74725acres in the name of Sagardutt builders & developers pvt. Ltd. Akina Builders & Developers Pvt. Ltd. ,ophira Builders & Developers Pvt. Ltd. , DLF Home developers Ltd.& DLF UlilitiesLtd. In collaboration with DLF Ltd. vide letter dated 12.11.2021 which is valid upto 11.11.2026
- Sultanpur National Park falls within 5.43km from the project area.

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:-

Table1: Basic Details

Name of the Project: "Affordable Plotted Housing Colony under DeenDayal Jan AwasYojana (DDJAY) at Sector 93, Village Hayatpur, Sub Tehsil Hasaru, District Gurugram by M/s DLF Ltd.		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/MIS/63304/2021
2.	Latitude	28°25'1.05"N
3.	Longitude	76°55'53.56"E
4.	Plot Area	108,936.316 m ²
5.	Net Plot Area	108,831.098 m ²
6.	Proposed Ground Coverage	36154.09 m ² (65.99 % of residential area) 2,606 m ² (59.74 % of commercial area)
7.	Proposed FAR	Residential- 1,30,900.800 m ² Commercial- 7,636 m ²
8.	Non FAR Area	133,051.459 m ²
9.	Total Built Up area	2,71,588.259 m ²
10.	Total Green Area with %	15,251.08 m ² (14% of Net plot area)
11.	Rain Water Harvesting Pits (with size)	27 No. (5 m x 3.5 m x 3.72 m)
12.	STP Capacity	725 KLD
13.	Total Parking	1621 ECS
14.	Organic Waste Converter	4 no.
15.	Maximum Height of the Building (m)	15 m
16.	Power Requirement	7,100 KW
17.	Power Backup	3 x 2000 kVA
18.	Total Water Requirement	757 KLD
19.	Domestic Water Requirement	455 KLD
20.	Fresh Water Requirement	455 KLD
21.	Treated Water	495 KLD
22.	Waste Water Generated	550 KLD
23.	Solid Waste Generated	3,616 kg/day
24.	Biodegradable Waste	2,186 kg/day
25.	Number of Towers	-

26.	Dwelling Units/ EWS		No. of Residential Plots- 367 no. Commercial- 1 No. Community- 1 No. will be handover to authorities.
27.	Basement		4 basement in commercial
28.	Community Center		1 No.
29.	Stories		B+S+4 (For Residential Plot Development)
30.	R+U Value of Material used (Glass)		R Value: 0.176 W/m ² .K U Value: 5.67 W/m ² .K
31.	Total Cost of the project:	i) Land Cost	Rs. 102.26 Crore
		ii) Construction Cost	Rs 560.51 Crore
32.	CER		15 Lakhs
33.	EMP Budget		Capital Cost: Rs 329 Lakhs Recurring Cost: 21.5 Lakh/year
34.	Incremental Load in respect of:	i) PM 2.5	Onsite NW - 0.103 µg/m ³
		ii) PM 10	Onsite NW - 0.249 µg/m ³
		iii) SO ₂	Onsite NW - 1.93 µg/m ³
		iv) NO ₂	Onsite NW - 0.999 µg/m ³
		v) CO	Onsite NW - 0.001 µg/m ³
35.	Construction Phase:	i) Power Back-up	2 x 125 kVA
		ii) Water Requirement & Source	Requirement: 14 KLD Source : STP treated Water
		iii) STP (Modular)	
		iv) Anti-Smoke Gun	

Table 2:EMP BUDGET

Capital Cost

S. No.	Description	Capital Cost(in Lakhs)
1	Landscaping	65
2	Water Management (725 KLD STP)	90
3	Rain water harvesting(No. 27)	54
4	Air Management (3 x 2000 kVA capacity DG Stack & Acoustic Treatment)	30
5	Solid Waste Management	50
6	Social Activities	15
7	Solar Panel	20
8	Miscellaneous	5
	Total	Rs 329 Lakhs

Tangible cost breakup of Social Activities:

S No.	Description of Social Cost	Capital Cost(in Lakhs)
a	Miyawaki Plantation	7.5
b	Infrastructure development at Govt. Primary School sector-93, Hayatpur	7.5
	Total	15

Recurring Cost

Recurring Cost		
S. No.	Description	Recurring Cost (In Lakhs/year)
1	Landscaping	6.0
2	Water Management (STP)	4.0
3	Rain water harvesting	4.5
4	Environment Monitoring	2.0
5	Solid Waste Management	3.0
6	Miscellaneous	2.0
	Total	Rs 21.5 Lakh/year

The discussion was held on collaboration agreement ,zoning plan, power assurance, Geo Technical report, traffic study, analysis report of water , air, soil and noise etc. and certain observations were raised as following:-

1. The PP shall submit the collaboration agreement
2. The PP shall submit the zoning plan
3. The PP shall submit the power assurance from the competent authority
4. The PP shall submit the Geo Technical report
5. The PP shall submit the traffic study
6. The PP shall submit the analysis report of water , air, soil and noise
7. The PP shall submit the self contained note on the licenses and regarding the migration of license from group housing plotted colony
8. The PP shall submit the affidavit that earlier no EC has been obtained for the existing license
9. The PP shall submit affidavit mentioning that adequate studies have been carried out to ascertain that there would not be any obstruction or impediment in general traffic in vicinity of the project due to the project
10. The PP shall submit affidavit mentioning that the no. of in-bound & out-bound vehicles (___PCU/Hr.) and the running hours per day (____) of DG sets considered while undertaking the studies for evaluating the “Incremental Pollution Load” and those are true to best of our knowledge.
11. The PP shall submit affidavit mentioning that the proposed & installed DG sets & fuel to be used would be as per NCAP/GRAP
12. The PP shall submit affidavit mentioning that no untreated water would be released inside or outside the project or anywhere; waste water would be treated to tertiary level & would be used with the installation of “Dual plumbing”.

The PP submitted the reply of above said observations vide letter dated 17.12.2021. The PP also submitted Rs.5Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.

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

A. Specific conditions:-

1. Sewage shall be treated in the modular STP based on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The PP should provide separate services across revenue rasta or carry out construction after approval of Competent Authority.
3. The PP shall spent Rs.5Lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan
4. The PP shall handover the 10% of the area for community development to the authorities as per approval.
5. The PP shall also develop the Miyawaki Forest as proposed in the EMP with the capital cost of 7.5 lakhs in the area of 1200 sqm. outside the project area and maintain the same. The Miyawaki forest shall be developed under the guidance of MD Forest corporation Haryana
6. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
7. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
8. The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revnuerasta. The PP shall put notice board on the revenue rasta for the passer byes.
9. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
10. 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.
11. 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

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- which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
12. 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
 13. 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 15,251.08 m² (14% of Net plot area) of total plot area shall be provided for Green Area development for whole project, excluding plot areas.
 14. 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.
 15. 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.
 16. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
 17. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
 18. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
 19. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
 20. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
 21. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
 22. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
 23. 27 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
 24. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 27 RWH pits.
 25. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
 26. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
 27. 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, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules 2001 as amended in 2020) shall be followed.
- [10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- xiii. 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.
- xiv. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- xv. 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.
- xvi. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- xvii. 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.

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- xviii. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- xix. Wet jet shall be provided for grinding and stone cutting.
- xx. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- xxi. 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.
- xxii. The diesel generator sets to be used during construction phase shall be ultra lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xxiii. 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.
- xxiv. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

- xxii. 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.
- xxiii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- xxiv. 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.
- xxv. 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.
- xxvi. 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.
- xxvii. 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.
- xxviii. 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.
- xxix. 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.
- xxx. 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.
- xxxi. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xxxii. The local bye-law provisions on rain water harvesting should be followed. If local

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

- xxxiii. 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.
- xxxiv. All recharge should be limited to shallow aquifer.
- xxxv. No ground water shall be used during construction phase of the project.
- xxxvi. 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.
- xxxvii. 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.
- xxxviii. 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.
- xxxix. No sewage or untreated effluent water would be discharged through storm water drains.
- xl. 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.
- xli. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xlii. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

- viii. 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.
- ix. Outdoor and common area lighting shall be LED.
- x. 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.
- xi. 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.
- xii. 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.
- xiii. 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.
- xiv. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V Waste Management

- xi. 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.
- xii. 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.
- xiii. 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.
- xiv. 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.
- xv. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- xvi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- xvii. 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.
- xviii. 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

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

- v. 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).
- vi. 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.
- vii. 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.
- viii. 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

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

VIII Human Health Issues

- vii. 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.
- viii. For indoor air quality the ventilation provisions as per National Building Code of India.
- ix. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- x. 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.
- xi. Occupational health surveillance of the workers shall be done on a regular basis.
- xii. A First Aid Room shall be provided in the project both during construction and operations of the project.

IX Corporate Environment Responsibility

- v. The project proponent shall comply with the provisions of CER, as applicable.
- vi. 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.
- vii. 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.
- viii. 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

- xvii. 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.
- xviii. 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.
- xix. 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.
- xx. 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

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- portal.
- xxi. 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.
 - xxii. 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.
 - xxiii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
 - xxiv. 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.
 - xxv. 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.
 - xxvi. 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
 - xxvii. 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.
 - xxviii. 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.
 - xxix. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
 - xxx. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
 - xxxi. 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.
 - xxxii. 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.

229.24 TOR for Revision and Expansion of Warehouse and Industrial Shed Project on a land measuring 3,27,026.47 m² (32.70 Ha) at Village-Durina, Tehsil & District-Jhajjar, Haryana by M/s Aaravalli Logistics Park Pvt. Ltd by M/s Aaravalli Logistics Park Pvt. Ltd.

Project Proponent : Mr.BiswanathGhosal
Consultant : Grass Root Technology Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/69540/2021 on dated 08.12.2021 as per check list approved by the SEIAA/SEAC for

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obtaining terms of reference under Category 8 (b) of EIA Notification 14.09.2006. The Auto TOR has been granted on 07.12.2021.

The case was taken up in 229th meeting of SEAC held on 17.12.2021. The PP presented the case before the committee.

- The PP submitted the copy of DD for Rs. 2 lakh in favour of MS, SEIAA
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:-

Table 1: Basic details

Name of the Project: Revision & Expansion of Warehouse and Industrial Shed Project at Village-Durina, Tehsil & District-Jhajjar, Haryana by M/s Aaravalli Logistics Park Pvt. Ltd.				
Sr. No.	Particulars	Existing	Expansion	Total Area (in M²)
	Online Project Proposal Number	SIA/HR/MIS/69540/2021		
1.	Latitude	28°33'15.08"N	-	28°33'15.08"N
2.	Longitude	76°42'52.21"E	-	76°42'52.21"E
3.	Plot Area	2,19,461.28m ²	1,07,565.19 m ²	3,27,026.47m ²
4.	Net Plot Area	2,19,461.28m ²	1,07,565.19 m ²	3,27,026.47m ²
5.	Proposed Ground Coverage	1,30,467.00 m ²	56,334.00 m ²	1,86,801.00m ²
6.	Proposed FAR	1,45,945 m ²	87817.46 m ²	2,33,762.46 m ²
7.	Non FAR Area	1100.0 m ²	-1100.0m ²	00.0 m ²
8.	Total Built Up area	1,47,045 m ²	86,717.46 m ²	2,33,762.46 m ²
9.	Total Green Area with Percentage	34,016.49m ² (15.49% of plot area)	16,639.91 m ²	50,656.4 m ² (15.49% of plot area)
10.	Rain Water Harvesting Pits (Size)	56 nos.	25 nos.	81nos. (Dia-5 m and Depth- 4.55 m)
11.	STP Capacity	250 KLD	140 KLD	390 KLD
12.	Total Parking	35,113.80 m ²	14,267.2 m ²	49,381.0m ²
13.	Organic Waste Converter	1	-	1
14.	Maximum Height of the Building (m)	14.80 m	6.2 m	21.0 m

15.	Power Requirement	3.0 MVA	4.1 MVA	7.1 MVA	
16.	Power Backup	6 DG Sets of total capacity of 4,085 kVA (2 X 1010, 2 X 600, 1 X 500 kVA and 1 x 365 kVA)	-	6 DG Sets of total capacity of 4,085 kVA (2 X 1010, 2 X 600, 1 X 500 kVA and 1 x 365 kVA)	
17.	Total Water Requirement	330 KLD	179 KLD	509 KLD	
18.	Domestic Water Requirement	228 KLD	129 KLD	357KLD	
19.	Fresh Water Requirement	125 KLD	111 KLD	236 KLD	
20.	Treated Water	183 KLD	96 KLD	279 KLD	
21.	Waste Water Generated	203 KLD	107 KLD	310 KLD	
22.	Solid Waste Generated	1,550 Kg/day	891 Kg/day	2,441 Kg/day	
23.	Biodegradable Waste	620 kg/day	112kg/day	732 kg/day	
24.	Stories	Single storey	-	Ground floor and Mezzanine	
25.	R+U Value of Material used (Glass)	3.11w/m°C	-	3.11w/m°C	
26.	Total Cost of the project:	i) Land Cost	290 Cr	127.18 Cr	417.18 Cr
		ii) Construction Cost			
27.	EMP Budget (per year)	v) Capital Cost	186 Lakhs	-	-
		vi) Recurring Cost	44.65 Lakhs	-	-
28.	Construction Phase:				
	Power Back-up	100 kVA	-	100 kVA	
	Water Requirement & Source	468 ML (Private Tankers)	-	468 ML (Private Tankers)	

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	STP (Modular)	1	-	1
	Anti-Smoke Gun	1	-	1

The discussion was held on Green Plan, Contour plan, details of existing trees, MSHIC details, solar power generation, RWH, traffic circulation plan, ECBC etc. The project proponent requested that they have started generating baseline data for post monsoon season i.e. October to December, 2021. Committee discussed the matter and accepted the request of PP for preparation of EIA/EMP report considering the baseline study October to December, 2021 and after detailed deliberations it was decided by the committee to recommend the case to SEIAA for approval of ToR and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following additional Terms of Reference:

Standard ToR

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

- [17] A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- [18] Examine the details of transport of materials for construction which should include source and availability.
- [19] Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
- [20] Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
- [21] Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- [22] The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
- [23] Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>".

Additional ToR:

- i. The PP shall submit the certified compliance report from MoEF &CC
- ii. The PP shall submit the Details of the ownership of the land along with the collaboration agreement
- iii. The PP shall submit the details of existing trees on the project site
- iv. The PP shall submit the details of green area plan as per the land use
- v. The PP shall submit the solar power generation as per the existing norms
- vi. The PP shall submit the contour plan of whole of the area for flood management
- vii. The PP shall submit the strictly compliance of the rules and guidelines under manufacture, storage and import of hazardous chemicals MSIHCRules 1989 as amended time to time. All transportation of hazardous chemicals shall be as per motor vehicle act 1989
- viii. The PP shall submit Environment Impact Assessment of vehicles during peak hours in and around the project area.
- ix. The PP shall submit the traffic circulation and parking management plan
- x. The PP shall submit the ECBC Compliance Report along with percentage of energy savings.
- xi. The PP shall submit the revised water assurance from the Competent Authority
- xii. The PP shall submit the details of amount, threshold level along with MSDS sheet of chemicals to be stored in the project.
- xiii. The PP shall submit the quantity and location of Diesel storage and approval of Competent Authority for storage of diesel above the threshold level.
- xiv. The PP shall submit the Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.
- xv. The PP shall submit the Environment Impact Assessment of Rain water harvesting on the water level in the region, along with total availability of underground water.
- xvi. The project proponent should submit Air Quality Modelingisopleths of DG Sets with Air mode Software version details along with pollution remedial measures.
- xvii. 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.
- xviii. The PP should give detailed back up data of Ambient Air Quality, monitoring,

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- height of stack, details of DG stack etc along with air quality modeling with dispersion of distance
- xix. The PP shall submit hydrological study for the project area.
 - xx. The PP shall submit the details of STP along with its location, area covered, design and structure.
 - xxi. The PP shall submit the details of interlinked projects
 - xxii. The PP shall submit the details of the existing Panchayat or revenue roads passing through the project
 - xxiii. The PP shall submit energy saving details of the project and detailed ECBC compliance with percentage energy savings.
 - xxiv. The PP should enclose all analysis reports of Air, Water, Soil, Noise etc. from MoEF& CC/ NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project
 - xxv. The PP should submit approved zoning plan, elevation plan, floor plan, sector plan along with EIA/EMP report.
