



Minutes of the 284th Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 05.01.2024 under the Chairmanship of Sh.V. K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006

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

The Minutes of 283rd meeting were discussed and approved. In this meeting 27 nos. of agenda projects, received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

Sr. No.	Name	Designation
1.	Sh. Prabhaker Verma (Attended through VC)	Member
2.	Dr. Vivek Saxena, IFS (Attended through VC)	Member
3.	Sh. Rajbir Bondwal, IFS (Rtd). (Attended through VC)	Member
4.	Dr. Sandeep Gupta (Attended through VC)	Member
5.	Sh. Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana	Member Secretary
6.	Sh. Deepak Hooda, Representative of Directorate, Mines & Geology, Haryana	State Geologist

284.01 ToR for Group Housing Colony (Under Violation) in the Revenue Estate of Village Rohtak, Sector 36A, District Rohtak, Haryana by M/s Sonika Properties Private Limited & others

Project Proponent : Shri Amit Verma
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/454515/2023 dated 06.12.2023 for obtaining **ToR (Under Violation)** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.514787 dated 03.11.2023.

The case was taken up in 284th meeting held on 05.01.2024. The PP alongwith consultant appeared before the committee. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said



order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Environment Clearance falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

284.02 EC for Expansion of Group Housing Project "Vistas" at Sector 70, Village Badshahpur, Gurugram, Haryana by M/s Unitech Ltd.

Project Proponent : Shri Nadeem Khan
Consultant : Perfect Enviro Solutions Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/454525/2023 dated 06.12.2023 for obtaining **Environment Clearance for Expansion** under Category 8(b) of EIA Notification dated 14.09.2006. On 07.12.2023, the PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.150540 dated 16.11.2023.

Table 1 – Basic Detail

Name of the Project: Expansion of Group Housing "Vistas" at Sector 70, Village- Badshahpur, Gurgaon being developed by M/s Unitech Limited.					
Sr. No.	Particulars	As per Earlier Environmental Clearance	Existing	Proposed	Area after Expansion
1.	Online Proposal Number	SIA/HR/INFRA2/454525/2023			
2.	Latitude	28°23'56.85"N			
3.	Longitude	77°1'6.78"E			
4.	Plot Area	107221.29 sqm (26.49 Acres)			
5.	Net Plot Area (Net development Area)	81,033.315 sqm			
6.	Proposed Ground Coverage	-	9205.36 sqm	13,808.043 sqm	23,013.403 sqm
7.	Proposed FAR	-	117,231.51 sqm	55,186.158 sqm	172,417.668 sqm



8.	Non FAR Area	-	16754.88 sqm (Non FAR Area- 2036.86 + Basement area- 14718.02)	36,428.231 sqm (excluding Free from FAR 1,072.184)	53183.111 sqm (excluding area free from FAR 1072.184)
9.	Total Built Up area	211,534.928 sqm	1,33,986.39 sqm	92,686.57 sqm	2,26,672.96 sqm
10.	Total Green Area with %	20 %	1616.15 sqm	14,590.51 sqm	16206.66 sqm (20% of net development area)
11.	Rain Water Harvesting Pits (with size)	-	01	25	26 No.
12.	STP Capacity	500 KLD	-	-	1400 - 3 modules (2 x 500 KLD and 1 x 400 KLD)
13.	Total Parking	1843 ECS	-	-	1962 ECS
14.	Maximum Height of the Building	53.7 m	-	-	41.9 m
15.	Power Requirement	5010 KVA	-	-	6853 KW
16.	Power Backup	-	-	-	2 x 1000 kVA + 4 x 500 kVA
17.	Total Water Requirement	370 KLD	-	-	751 KLD
18.	Domestic Water Requirement	-	-	-	479 KLD
19.	Treated Water	-	-	-	Generation: 442 KLD Reuse: 272 KLD Excess treated water to sewer line: 170 KLD
20.	Waste Water Generated	402 KLD	-	-	552 KLD
21.	Solid Waste Generated	2410 Kg/day	-	-	3414 Kg/day
22.	Biodegradable Waste	-	-	-	2062 Kg/day



23.	Number of Towers	Residential tower+EWS Block+convenient shopping	Residential tower+EWS Block	2 Community building + 1 Primary school + 1 Nursery school	23 Residential tower + EWS + 2 Community building + 1 Primary school + 1 Nursery school + 1 convenient shopping
24.	Organic waste Convertor	-	-	-	1
25.	Dwelling Units/ EWS	Dwelling Units- 1024 EWS- 182	-	-	Dwelling Units- 1287 EWS- 228 Servant units- 129
26.	Basement	2 no.	-	-	2 no with 3 lvl
27.	Community Center	-	-	-	2 no
28.	Stories	G+13	G+13	-	G+13
29.	R+U Value of Material used (Glass)	-	-	-	R value= 0.14 Sq m. Deg C/ Watts U value = 7.1 Watts/ Sq m. Deg C
30.	Total Cost of the project:	Rs. 284.66 Crores	-	Rs. 244.80 Crores	Rs. 529.46 Crores
31.	CER	-	-	-	Rs. 20 Lakhs
32.	EMP Budget	-	Capital cost: Rs 70 Lakhs	Capital cost: Rs 989.0 Lakhs	Total Capital cost: Rs. 1059.0 Lakhs Recurring cost: Rs. 159.0 lakhs/year
33.	Incremental Load in respect of:	PM 2.5			0.151 $\mu\text{g}/\text{m}^3$
		PM10			0.196 $\mu\text{g}/\text{m}^3$
		SO ₂			0.512 $\mu\text{g}/\text{m}^3$
		NO ₂			0.602 $\mu\text{g}/\text{m}^3$
34.	Construction Phase:	Power Back-up	1 x 180, 1 x 125 KVA	-	1 x 180, 1 x 125 KVA



	Water Requirement & Source	-	-	17 KLD For construction purpose : 8 KLD Source: STP treated water For Domestic Purpose: 9 KLD Source: Potable Tanker Supply.
	STP (Modular)	-	-	7 KLD of Wastewater will be treated into Mobile STP.
	Anti-Smog Gun	-	-	2 No Antismog guns will be installed at the site.

The case was taken up in 284th meeting held on 05.01.2024. The PP alongwith consultant appeared before the committee and presented their case. During the discussion, the committee asked PP to submit chronology of the project and also raised some observations. The PP furnished chronology of the project as under in the form of affidavit:

1. The Proposed project is Expansion of Group Housing "Vistas" at Sector 70, Village- Badshahpur, Gurgaon being developed by M/s Unitech Limited.
2. The project has already been granted Environmental Clearance vide letter no. SEIAA/HR/2010/414 dated 11.06.2010 in the name of M/s Unitech Limited over the total plot area of 107221.29 m². An extension in the validity of Environmental Clearance was granted vide memo no. SEIAA/HR//14/1610 dated 17.12.2014. Hence the validity was till 10.06.2020. No construction work has been done after expiry of EC in the year 2020.
3. No construction has been done due to financial turbulence, the erstwhile management could not deliver homes which were pending for completion and possession. This failure continued and as a result of non-performance of various obligations of the erstwhile promoters, the Managing Directors of the Company are under Judicial Custody and since the matter is under Consideration before Hon'ble Supreme Court.
4. Unitech faced numerous litigations by a large number of homebuyers for which the Hon'ble Supreme Court directed the Union Government to appoint an independent management of Unitech Limited. In compliance thereto, the Central Government proposed the constitution of a new Board of Directors, which was approved by the Hon'ble Supreme Court vide its order dated 20.01.2020 passed in Bhupinder Singh Vs. Unitech Limited in Civil Appeal No. 10856/2016. Accordingly, the erstwhile management of Unitech Limited and its affiliates has been superseded and a new Board of Directors has been constituted under the chairmanship of Mr. Y. S. Malik, IAS (Rtd), formerly Secretary to Government to India.
5. In compliance of the order dated 20.01.2020, The new management had submitted its Resolution Framework (RF) dated 07.07.2020 which was amended



and submitted again on 28.10.2020 and 27.04.2022 before Hon'ble Supreme Court, the company in its last RF dated 27.04.2022 proposed the completion of all stalled 74 residential and 12 commercial project pan-India including the "Unitech Vistas" at Gurgaon which has been scheduled to be completed at the earliest. This is Subject to further directions passed in the matter from time to time.

6. The matter of pendency of Environment Clearance in respect of Uttar Pradesh and Haryana was submitted to the Hon'ble Supreme Court by New management of Unitech Limited and the following order has been passed on 09.10.2023:which stated that ***"In the meantime we direct the authorities before whom applications have been filed by the board of directors for the grant of Environment Clearance shall process the applications in accordance with law and shall complete the exercise within a period of four weeks."***

The PP further submitted another affidavit dated 05.01.2024 stating therein as under:

1. The land has been licensed by Haryana Government Town & Country Planning Department vide license no. LC-171 of 2008 dated 08.09.2008 to Rhino Holding Pvt. Ltd. (Now known as Unitech Realty Limited), M/s Land Landscape builders Ltd., M/s Dhruva Realty projects Limited, M/s Aalishan Investments & Mktg Pvt Ltd., M/s Unitech Realty Private Limited, M/s Sublime Properties Pvt. Ltd., M/s Znaskar Realtors Private Limited, M/s Unitech Hivision Project Pvt. Ltd. and M/s Unitech Limited for setting up a group housing colony.
2. Later on a development agreement was made between above mentioned companies and M/s Unitech Limited on 04.09.2009 for the development of Group Housing colony.
3. Further, the renewal of license has been granted in the name of M/s Unitech Ltd. vide memo no. LC-1926Vol-II-JE(VA)-2022/27029 dated 06.09.2022.
4. Zoning was approved by DTCP to M/s Unitech Ltd. vide DRG no. DTCP 2002 dated 12.01.2010.
5. Forest NOC Letter no. 1373-G dated 15.10.10 has been received to clarify the applicability of Forest NOC.
6. Aravalli NOC has been obtained by vide vide S.No. 127/M.B. dated 14.11.2023 in the name of M/s Unitech Limited.
7. AAI NOC has been obtained vide letter no AAI/RHQ/NR/ATM/NOC/Revalidation/2010/139/2732-35 dated 21.05.2015. Later on as per the Color Coding Zonal Map (CCZM) and Gazette Notification dated 30.09.2015 the project does not require Airport Authority height clearance.
8. Power Assurance has been obtained from Dakshin Haryana Bijli Vitran Nigam vide memo no. Ch/DGR-26B dated 22.11.2023.
9. Water Assurance has been obtained vide Memo no. EE(Proj)/GMDA/2023/580 has been issued for providing drinking water from GMDA dated 16.10.2023.
10. Permission for sewer connection has been obtained from GMDA vide Memo no. GMDA/SEW/2023/941 dated 25.09.2023.
11. Structural stability certificate has been obtained from IIT Roorkee vide letter No. CED-6292/22-23/1R dated 31.10.2023.
12. That the conditions mentioned in the Geo-Technical study have been taken into consideration while designing structural design.
13. That STP treated water will be used by the contractor for construction purposes that will be made part of the condition of the agreement between proponent



and contractor.

The PP also submitted that:

- Due to Revised building plan Approval from DTCP Haryana vide memo no. ZP-569/JD(RA)/2023/2855 dated 01.02.2023 and as per orders of supreme court we are applying for Expansion of Group Housing over the same plot area i.e. 107221.29 m² (26.495 acres) & Net Plot licensed area 96451.814 m² (23.8338 Acres) and built-up area will increase from 2,11,534.928 to 2,26,672.96 m².
- Certified Compliance Report has been issued by RO MOEF on 05.07.2023 vide File no 4-852/2010/IRO/Env. Action taken report for non complied points has been submitted on 02.12.2023.
- The total cost of the project will be Rs.529.46 Crores out of which the cost of Expansion will be Rs. 244.8 Crores.
- Consent to Establish has been obtained vide letter no. HSPCB/TAC/2010/3736 dated 22.12.2010. And renewal has been obtained which was valid upto 10.06.2020.
- The project was partially constructed within the validity of Environmental Clearance.
- Gap justify (in both unitech cases)

The EMP Budget detail as submitted by PP is as under:

Table 2 - EMP Budget

Capital cost:

S.No.	Description	Already spent (Rs Lakhs)	Proposed to be spent (Rs Lakhs)	Total Capital Cost (Rs Lakhs)	Timeline
During Operation					
1	Landscaping	10.0	180.0	190.0	36 months
2	Sewage treatment Plant	38.0	282.0	320.0	30 months
3	Rain water harvesting	2.0	65.0	67.0	30 months
4	Air Management (DG, DG Stack & CO sensors)	20.0	130.0	150.0	30 months
5	Solid Waste Handling & Management	-	90.0	90.0	30 months



6	Social Economic Contribution (Will adopt a Pond in Village <i>Balola</i> near Neha Farm (Baliawas) having (UID No. 02-HR-GGM-GUR-0030-BALO-002)	-	20.0	20.0	36 months
7	Solar installation	-	150.0	150.0	36 months
8	Wildlife activity plan	-	20.0	20.0	
During Construction					
9	Anti smog Gun during construction phase for dust suppression	-	20.0	20.0	Before start of construction activity
10	Basic facilities to the labour & Health checkup	-	32.0	32.0	-
	Total	70.0	989.0	1059.0	

RECURRING COST:

S.No.	Description	Recurring Cost (Rs. in Lakhs/year)
1	Landscaping	57.0
2	Sewage treatment Plant	32.0
3	Rain water harvesting	7.0
4	Use of solar	45.0
5	Acoustic Treatment and Stack height	4.0
5	Solid Waste Management	2.0
6	Environment Monitoring	12.0
	Total	159.0

A detailed discussion was held on the documents submitted regarding license, Aravali, Forest, AAI NOC, sewer, power, water, court case, zoning as well as the submissions made by the PP and the documents submitted.



The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Unitech Ltd (as per the License issued by DTCP vide Memo No.LC-1926Vol-II-JE (VA)/2022/27029 dated 06.09.2022)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.



10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
11. The PP shall not carry any construction above or below the Revenue Rasta, if any
12. The PP shall keep the ROW below the HT Line passing through the project, if any.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
14. The PP shall 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
15. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP may provide electric charging stations to facilitate electric vehicle commuters.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
21. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 16206.66 sqm (20% of plot area) shall be provided for green area development.**
22. **26 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
23. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
24. The PP shall register themselves on <https://dustapphspcb.com> portal as per the [Direction No. 14 dated 11.06.2021](#) issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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



4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
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 PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

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



use. 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 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 neighbouring 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.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

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 share holders/ 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 news papers 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 30days 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 Trans boundary 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.

284.03 ToR (under violation) for Expansion of Commercial Complex Project at Sushant Lok, Sector 27, Gurugram, Haryana by M/s Asthetic Township Developers Private Limited

Project Proponent : Shri Kamal Chinda
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/454594/2023 dated 06.12.2023 for obtaining **ToR (Under Violation)** under Category 8(a) of EIA Notification



dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.329483 dated 30.11.2023.

The case was taken up in 284th meeting held on 05.01.2024. The PP alongwith consultant appeared before the committee. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Environment Clearance falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

284.04 EC for Mixed Land Use colony Project under TOD Policy at Village Pawala Khusrupur, Sector 106, Gurugram, Haryana by M/s Sobha Ltd.

Project Proponent : None

Consultant : Grass Roots Research and Creation (P) Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/454719/2023 dated 08.12.2023 for obtaining Environment Clearance under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.023198 dated 07.12.2023.

The case was taken up in 284th meeting held on 05.01.2024. However, the PP submitted a request to the effect that due to some unavoidable circumstances, they want to defer their case. After discussion, the committee acceded with the request of PP and deferred the case.



284.05 EC of the project "JSW Steel Coated Products Ltd (Cold Rolling Division) Bawal Works" located at Plot No. 7 to 12, IMT Bawal Road, Sector 6, Bawal 123501, Rewari, Haryana by JSW Steel Coated Products Limited

Project Proponent : Sh.Bhagwan Prasad

Consultant : OCEAO ENVIRO Management Solutions (India) Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/IND1/453437/2023 dated 14.12.2023 for obtaining Environment Clearance under Category 3(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.016938 dated 06.03.2023.

The basic detail of the project is as under:

Name of the Project: EC FOR THE "JSW STEEL Coated Products Ltd. (Cold Rolling Divison) Bawal Works "Project Located At Plot No-7 to 12, IMT Bawal Road, Sector-6, Bawal-123501, Rewari, Haryana		
Sr. No.	Particulars	
Online Proposal No. SIA/HR/IND1/453437/2023		
1.	Latitude	28°5'55.91" N to 28°5'48.67" N
2.	Longitude	76°34'52.26" E to 76°34'51.28" E
3.	Plot Area	57600 SQM
4.	Proposed Ground Coverage	35956 SQM
5.	Proposed FAR	35956 SQM
6.	Non-FAR Area	1981SQM
7.	Total Built Up area	37937 SQM
8.	Total Green Area with Percentage	5762SQM (10.01%) at the project site in addition to the 30% Green Area developed by HSIIDC Bawal.
9.	Rainwater Harvesting Pits	08 Nos RWH PITS
10.	STP Capacity	60 KLD
11.	ETP Capacity	106 KLD
12.	Total Parking	8640 SQM
13.	Maximum Height of the Building (m)	Below 15 Mtrs.
14.	Power Requirement	8500 KW
15.	Total Water Requirement	293 KLD
17.	Domestic Water Requirement	63 KLD
18.	Fresh Water Requirement	189 KLD
19.	Treated Water Requirement	104 KLD
20.	Wastewater Generated	132 KLD



21.	Solid Waste Generated	305.28 Kg/day		
22.	Biodegradable Waste	152.64 Kg/day		
23.	Number of Towers	01Nos		
24.	Dwelling Units/ EWS	Nil		
25.	Saleable Units	Nil		
26.	Basements	01 Nos		
30.	Stories	B+G+2		
31.	R+U Value of Material used (Glass)	U = 3.5 W/sqms, R = 0.91		
32.	Total Cost of the project:	i) Land Cost ii) Development Cost Total	71.78 Cr 496.35 Cr 568.13 Cr	
33.	Total EMP Cost	28.34 Cr (4.98%)		
34.	Increment Load in respect of	PM 2.5	1.32µg/m ³	
		PM 10	0.56µg/m ³	
		SO _x	2.72µg/m ³	
		NO _x	5.96µg/m ³	
		CO	0.06µg/m ³	
35.	Raw Material Quantity	Existing	Expansion	Total Quantity
	Hot Rolling Sheets	750 MT/Day	900 MT/Day	1650 MT/Day
	Zinc	8.5 MT/Day	10 MT/Day	18.5 MT/Day
	Color	2.5 KL/Day	3.25 KL/Day	5.75 KL/Day
	Hydrochloric Acid	--	20 KL/Day	20 KL/Day
36.	Production Capacity	Existing	Expansion	Total Capacity
	Cold Rolled Coils	450 MT/Day	800 MT/Day	1250 MT/Day
	Colour Coated Coils	200 MT/Day	100 MT/Day	300 MT/Day
	Pickled Coils	-	650 MT/Day	650 MT/Day
	Galvanized Sheet	350 MT/Day	730 MT/Day	1080 MT/Day

The case was taken up in 284th meeting held on 05.01.2024. The PP as well as consultant appeared before the committee and presented their case. The committee asked PP to submit chronology of the case as well as raised certain observations. The PP submitted chronology/reply to the observations in the form of affidavit stating therein as under:

1. That the project is an existing and operational plant of manufacturing of Cold rolled Coils, Colour coated steel sheet and galvanized steel sheet/coil with the total existing capacity of Cold rolled Coils @450 MT/Day, Colour coated steel sheet @200 MT/Day and galvanized steel sheet/coil @350MT/Day.
2. That the total project area is 57600 sqm (14.23 acres).
3. That the land has been allotted to the M/s Asian Colour Coated Ispat Ltd by HSIIDC vide Ref No.-HSIIDC: HSIIDC/878 dated 27.05.2005. (Copy of Allotment letter is enclosed as Annexure-I).



4. That the occupation certificate has been obtained from HSIIDC vide letter no- HSIIDC: IPD/UV/555/ID/B/3163 dated 18.11.2013. (Copy enclosed as Annexure-II)
5. Further, the M/s Asian Colour Coated Ispat Ltd. has been amalgamated to JSW Steel Coated Products Limited on 31.01.2023.
6. That we have obtained consent to operate (CTO) for the existing plant from HSPCB vide No. HSPCB/Consent/:313102621REWCTO13286275 dated 31.07.2021 which is valid upto 30.09.2023 and further renewed of the same has been obtained vide No.HSPCB/Consent/:313102623REWCTO44986529 dated 17.10.2023 valid up to 30.09.2026. (Copy enclosed as Annexure-III)
7. That further, there is an increase in the production capacity of the plant for which Consent to Establish has been obtained vide No. HSPCB/Consent/: 313102621REWCTE14671219 dated 13/12/2021 valid up to 12/12/2026 for expansion part while there is no change / addition in the land of the said project.
8. That we are achieving Zero Liquid Discharge (ZLD) at the project site i.e. no wastewater is discharging outside the project premises from STP as well as no effluent from ETP.
9. That our project falls in HSIIDC, Bawal for which separate environmental clearance has been obtained by HSIIDC from Ministry of Environmental & Forest & Climate Change. (Copy of MOM enclosed as Annexure-IV)
10. That there is no litigation/court case pending with our project.

The Committee asked PP to revise EMP budget to which the PP agreed and submitted EMP Budget detail as under:

EMP Cost already incurred during Construction Phase & operation phase of Existing Unit

S. No.	Particulates	Capital Cost	Recurring Cost
		[in Lakh]	[in Lakh] from 2013 to 2022
1	Air pollution control – Air pollution control devices, Stacks, Fume Extraction System, Water Sprinkling	200	100
2	Water pollution control - ETP and STP & Rainwater Harvesting	250	540
3	Solid wastes management – Dust Bins, Storage Facility of Hazardous Waste	100	150
4	Green area development	40	27
5	Environmental monitoring	0	42.93
6	PPE to Labours	60	50
7	Fire Safety & Fire Equipments	150	200
Total Cost		800	1109.93
Total EMP Cost		1909.93	



EMP Cost proposed during Construction Phase of Expansion Unit

S. No.	Particulars	Capital Cost (Lakhs)
1)	Water pollution control - ETP and Rainwater Harvesting	40
2)	Cost During Construction Phase	40
Total Proposed EMP Cost During Construction Phase		40

EMP Cost proposed during Operation Phase of Expansion Unit

S. No.	Particulates	Capital Cost	Recurring Cost [in Lakh]				
		[in Lakh]	Ist Year	IInd Year	IIIrd Year	IVth Year	Vth Year
1	Air Pollution control – Air pollution control devices, Stacks, Fume Extraction System, Water Sprinkling	30	8	8	8	8	8
2	Water pollution control - ETP and STP	0	60	60	60	60	60
3	Solid wastes management – Dust Bins, Storage Facility of Hazardous Waste		18	18	18	18	18
5	Environmental monitoring	0	5	5	5	5	5
6	PPE to Labours	0	6	6	6	6	6
7	Insurance Policy for Employees	45	45	45	45	45	45
8	Fire Safety & Fire Equipments	0	20	20	20	20	20
Cost During Operation Phase		75	162	162	162	162	162
Total Proposed EMP Cost During Operation Phase			885				

A detailed discussion was held on the documents submitted regarding ZLD, land detail, occupation certificate, CTO, EMP as well as the submissions made by the PP and the documents submitted. The PP also submitted documents in support of amalgamation of M/s Asian Colour Coated Ispat Ltd. to JSW Steel Coated Products Limited.

The Committee held a detailed discussion on the documents submitted by PP and found in order. After due deliberations, the Committee was of the unanimous view that this case



be recommended to the SEIAA for granting **Environmental Clearance to M/s JSW Steel Coated Products Limited (as per the Order dated 05.01.2023, passed by NCLT as well as Resolution dated 23.02.2023 issued by Company Secretary and approval of name change issued by HSPCB vide letter dated 07.12.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

Specific Conditions:

1. A Green Belt/area of 5762 sqm (10.01%) at the project site in addition to the 30% Green Area developed by HSIIDC Bawal shall be developed in a time frame of two years covering with native species within plant premises and avenue plantation (as committed by PP).
2. Greening and Paving shall be implemented in the plant area to arrest soil erosion and dust pollution from exposed soil surface.
3. No ground water will be extracted.
4. The project proponent shall maintain ETP and treated water will be reused and maintain the ZLD status.
5. The Oil scum and oily waste from plant shall be sent to registered re-cyclers.
6. All internal road and connecting road from project site to main highway shall be maintained with suitable Indian Standards as per the traffic load.
7. Performance test shall be conducted on all pollution control systems every year.
8. Particulate matter emission from stacks shall be less than 150 mg/Nm^3 .
9. Hazardous waste generated i.e. Empty Barrel/Containers contaminated with Chemicals, Used Oil shall be sent to registered re-cyclers and the Oil soaked clothes/residues shall be sent to TSDF and Acid Recovery Plant shall be maintained.
10. The progress made in CER/EMP Budget expenditure shall be submitted along with six monthly compliance report to the IRO and also upload on the company web site.
11. The gaseous emission from various processes should conform to the load/ mass based standards as prescribed by the Ministry of Environment & forest and the Central/State Pollution Control Board from time to time. At no time the emission level should go beyond the prescribed standards.
12. Particulate matter emission from stacks shall be as per the stipulated guidelines of SPCB/CPCB.
13. Water meter to be installed at every inlet point of fresh water uptake and also at circulation point and regular record to be maintained.
14. The project proponent shall install 24 x 7 continuous effluent monitoring system with respect to standards prescribed in environment (Protection) Rules 1986 and its amendments from time to time and connect it to SPCB and CPCB online servers and calibrate the system from time to time according to equipment suppliers specification through labs recognized under Environment (Protection) Act 1986 or NABL accredited laboratories
15. Garland drain and collection pit shall be provided for each stockpile in case of runoff in the event of heavy rains and to check the water pollution due to surface runoff.
16. A resource efficiency group shall be created to set annual targets for resource conservation and annual reports shall be furnished to RO
17. All internal roads should be concreted/paved. Proper lighting and proper pathway inside the factory premises should be constructed to ensure safe vehicular movement. Provision of separate pathway for entry and exit of vehicles should be considered. Vehicles should conform to pollution under control (PUC) norms. Proper



- housekeeping shall be maintained within the premises. Solar lighting should be used as far as practicable complying with HAREDA norms, if applicable.
18. Vehicles carrying a raw material shall be covered with tarpaulin to prevent spreading of dust during transportation
 19. Regular Sweeping of Road shall be practiced with vacuum sweeping machine or water sprinkling to minimize dust.
 20. Adequate measures to be adopted for control of fugitive emissions. Regular water sprinkling should be done to control the fugitive emissions.
 21. Health and safety of workers should be ensured. Workers should be provided with adequate personnel protective equipment and sanitation facilities. Occupational health surveillance of workers shall be done on a regular basis and record maintained as per factories act.
 22. Adequate measures to be adopted to ensure industrial safety. Proper fire detection & protection systems to be provided to control fire and explosion hazards.
 23. Emergency preparedness plan based on the Hazard Identification and Risk Assessment (HIRA) and Disaster Management Plan (DMP) shall be implemented
 24. The project proponent carry out heat stress analysis for the workman who work in high temperature work zone and provide personal protection equipment as per the norms of the factory act

General Conditions:

Statutory compliance:

The Environment Clearance (EC) granted to the project/ activity is strictly under the provisions of the EIA Notification, 2006 and its amendments issued from time to time. It does not tantamount/construe to approvals/ consent/ permissions etc., required to be obtained or standards/conditions to be followed under any other Acts/Rules/Subordinate legislations etc., as may be applicable to the project.

Air Quality Monitoring and Preservation

- i. The project proponent shall monitor fugitive emissions in the plant premises at least once in every six month through laboratories recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.
- ii. Appropriate Air Pollution Control Measures (APCM) shall be provided for all the air pollution generating points, so as to comply prescribed stack emission standards.
- iii. The project proponent shall provide leakage detection for Gaseous Fuel Storage Tanks.
- iv. The project proponent shall design the ventilation system for adequate air changes as per prevailing norms for all motor houses, Oil Cellars wherever required.

Water Quality Monitoring and Preservation

- i. The domestic wastewater will be treated through Sewage Treatment Plant in adjacent unit HRD (as committed by PP) to meet the prescribed standards.
- ii. The project proponent shall maintain the ETP and treated water will be reused and maintain the ZLD status.

Noise Monitoring and Prevention

Noise quality shall be monitored as per the prescribed Noise Pollution (Regulation and Control) Rules, 2000 and report in this regard shall be submitted to Integrated Regional Office (IRO), MoEF & CC as a part of six-monthly compliance report.



Energy Conservation Measures

- i. Energy conservation measures will be adopted such as adoption of renewable energy and provision of LED lights etc., to minimize the energy consumption.
- ii. Waste Heat Recovery System shall be provided as per technical feasibility.
- iii. Green Hydrogen Plant will be installed as committed by project proponent.

Waste Management

- i. Waste Acid Recovery Plant shall be provided.
- ii. Interleaving paper shall be recycled to maximum possible extent.
- iii. Kitchen waste shall be composted.

Green Belt

- i. The project proponent shall prepare GHG emissions inventory for the plant and shall submit the programme for reduction of the same including carbon sequestration including plantation.
- ii. Project proponent shall submit a study report on De-carbonization program, which would essentially consist of company's carbon emissions, carbon budgeting/ balancing, carbon sequestration activities and carbon capture, use and storage and offsetting strategies.

Human Health and Safety Issues

- i. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- ii. The project proponent shall provide Personal Protection Equipment (PPE) as per the norms of Factory Act.
- iii. Occupational health surveillance of the workers shall be done on a regular basis and record shall be maintained.

Environment Management

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 30/09/2020 as part of Corporate Environment Responsibility (CER) activity.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors/Occupier.
- 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 report to the head of the organization.

Miscellaneous

- i. The project proponent shall make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition this shall also be displayed in the project proponent's website permanently.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayat 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 proponents 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 monitor the criteria pollutants level namely; PM₁₀, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the projects.
- v. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal.
- vi. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vii. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report.
- viii. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).

284.06 EC for Expansion of Amravati Enclave NH-22, Shopping Mall + Flats + Plots at Village Bhagwanpur, Islamnagar and Chandimandir, Ambala – Kalka National Highway near Panchkula, Haryana by Amar Nath Aggarwal Investments Pvt Ltd.

Project Proponent : Shri Hargobind Goyal
Consultant : Chandigarh Pollution Testing Laboratory

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/454618/2023 dated 15.12.2023 for obtaining **Environment Clearance for Expansion** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.901260 dated 08.12.2023.

The Basic Detail of the project is as under:

Project Name: Group Housing Project namely "AMRAVATI ENCLAVE" by M/s Amarnath Aggarwal Investment Pvt. Ltd. at located at Village Bhagwanpur, Islamnagar and Chandimandir Ambala-Kalka National Highway, District Panchkula, Haryana.

Sr. No.	Particulars	Existing as per EC	Proposed	Total
1.	Online Proposal no.	SIA/HR/INFRA2/454618/2023		
2.	Latitude	30°45' 16.20"N		
3.	Longitude	76°54'42.65"E		
4.	Plot Area	-	-	2.6 Acres or 10,521.8 m ²
5.	Net licensed area	-	-	2.6 Acres or 10,521.8 m ²
6.	Net Development Area	-	-	2.6 Acres or 10,521.8 m ²
7.	Proposed Ground Coverage	-	-	2568.07 m ²



				PARTICULARS	TOTAL AREA (m ²)
				Plot Area Pending for construction	10,521.8 m ² or 2.6 Acres
				Built-Up Area Detail	
				FAR	
				B2 Block	9629.15
				B1 New Block	8865.79
				Service Apartment	4097.85
				EWS Block	947.72
				Total Built-Up Area	23,540.51
8.	Total FAR (Towers + EWS + Convenient shopping +community)	-	-		
9.	Total Built Up area	-	-	23,540.51	
10.	Total Green Area	-	-	1620 sqms	
11.	Rain Water Harvesting Pits	-	-	8 (Constructed)+1 (will be constructed)=9 Total	
12.	STP Capacity	-	-	1250 KLD	
13.	Total Parking	-	-	144 ECS	
14.	Power Requirement	-	-	1100 KW	
15.	Power Backup	-	-	500 KVA DG SET	
16.	Total Water Requirement	-	-	151 KLD	
17.	Domestic Water Requirement	-	-	96 KLD	
18.	Fresh Water Requirement	-	-	96	
19.	Total treated Water	-	-	121 KLD	
20.	Waste Water Generated	-	-	121 KLD	
21.	Solid Waste Generated	-	-	479 kg/day	
22.	Biodegradable Waste	-	-	167 kg /day	
23.	No. of Floors	-	-	S+9=10 for B1, B2 & Service Apartments S+3 for EWS	
24.	No. of tower	-	-	5	
25.	Maximum height	-	-	33 Meters	
26.	Dwelling unit	-	-	216 (B1 new,B2& Service Apartments)	



27.	EWS	-	-	32
28.	Total Cost of the project:	-	-	Rs 88.0 Cr
29.	EMP Budget	-	-	Rs 180 Lacs
30.	Incremental Load in respect of:	PM2.5		The proposed project is B2 Category under Sr. No 8(a) of EIA notification 2006. Since, the proposal do not involve baseline study, hence Air Quality Modeling is not Required.
		PM10		
		SO2		
		NO2		
		CO		
31.	Construction Phase:	Power Back-up	DG set 35 KVA	
		Water Requirement & Source	50 KLD treated water from own STP already installed	
		STP (Modular)	MBBR Technology	
		Anti-Smog Gun	Anti-smog gun will be provided during Construction phase.	

The case was taken up in 284th meeting held on 05.01.2024. The PP as well as consultant appeared before the committee and presented their case. The committee also raised certain observations and asked PP to submit reply thereof. The PP submitted reply to the observations in the form of affidavit stating therein as under:

1. That we were granted environment clearance for the expansion of the project Amravati Apartments, Village Bhagwanpur, Islamnagar and Chandimandir, Ambala-Kalka National Highway, Panchkula vide Memo SEIAA/HR/1053 dated 25/03/2010 for **16.15** Acres and further extended for Environment Clearance granted by Memo No. SEIAA/HR/2021/31 Dated: 05.01.2021, however, even now construction over 2.6 Acres with a total built-up area of 23540.51 m² is pending. As the environment clearance including extension granted will end on 05.01.2024, we have applied for fresh application to complete the pending work over 2.6 Acres that involve construction of B1 (New), B2, Service Apartments and EWS blocks with a total built-up area of 23540.51 m².
2. That the project cost is Rs 88.00 Crores and Certificate from CA is attached at **Annexure-I**
3. That NOC by Forest Department for Amravati Enclave is attached at **Annexure-II** and pending 2.6 Acres is a part of this.
4. The distance of Bir Shikargarh Wildlife Sanctuary notified vide notification S.O. 3516(E) 23 Nov 2016 and Khol Hi Raitan Wildlife Sanctuary was notified vide notification S.O. 3308(E).— 24 Oct 2016 from **the 2.6 acres** of area to be constructed is 4.11 Km. and 1.87 Km respectively. That Wildlife Clearance is not applicable as on date. The Hon'ble NGT in its order dated 19.05.2022 (**Annexure-III**) in decision on original application no 78/2021 and execution application No. 09/2021 has clarified that no violation of wildlife clearance is done and held the EC issued by SEIAA as valid and accordingly SEIAA in its 158th meeting held on 03.06.2023 has reinstated the EC dated 25.3.2001 and subsequent extension granted vide letter dated 05.01.2021. However, we will comply with any directions / orders to take Wildlife clearance in future if



applicable to us and will do any further construction only after obtaining the wildlife clearance if required.

5. That a STP of 2150 KLD is proposed as per the Original EC dated 2010 including for 2.6 acres of pending area. As on date a STP of 1250 KLD is in operation and the existing flow is around 900-1000 KLD as per the current occupancy. From the pending area of 2.6 Acres 121 KLD of sewage will be generated which will need a STP of 150 KLD whereas a capacity of 250 KLD is currently available in existing STP which is sufficient for the pending area as well as total capacity of the STP will be enhanced to 2150 KLD before completion of the project.
6. That the Project is having Valid Consents to Operate vide Haryana State Pollution Control Board HSPCB/Consent 2821216PANCTO2459617 dated 21.1.2016 Valid till 31.3.2026.
7. That the energy consumption has been minimized by use of CFL in place of incandescent lamps. Energy conservation by using solar energy for outer Lighting Saver, in addition to this, 30% of the rooftop area is reserved for the solar power.

The Committee asked PP to revise EMP budget to which the PP agreed and submitted EMP Budget detail as under:

CAPITAL & RECURRING COST FOR THE CONSTRUCTION & OPERATION PHASE

SR. NO.	PARTICULARS	APPROX. CAPITAL COST(Rs LAC)	APPROX. RECURRING COST(Rs LAC)	ITEMSCOVERED
1.	Medical Cum First Aid	1.0	0.5	First aid medical facility with first aid kit
2.	Toilets for workers	3.0	0.5	Toilets with septic tank
3.	Wind breaking curtains	5.0	0.5	Wind breaking walls at Vulnerable areas
4.	Sprinklers for suppression of dust	5.0	0.5	Sprinklers, Pipeline
5.	Sewage Treatment Plant	120.0	10.0	STP
6.	Solid Waste segregation & disposal	16.0	1.5	Colored Bins at appropriate Locations
7.	Green Belt including Lawns coverage	30.0	5.0	Plantation and landscaping
Grand Total		180.0	18.5	

A detailed discussion was held on the documents submitted regarding ETP, STP, court case, power demand, total plot area, green area, number of RWH, EMP Budget as well as the submissions made by the PP and the documents submitted. The committee also discussed



on the applicability/need of Wildlife Clearance in the present case in detail and after deliberations, it was decided that Wildlife Clearance is not applicable on this project in the light of orders dated 19.05.2022 passed by the Hon'ble National Green Tribunal in the case of "Ramesh Malik versus State of Haryana and others" in OA. No.78 of 2021 and EA No. 09 of 2021 (copy enclosed).

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with "**Gold Rating**" and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Amarnath Aggarwal Investment Pvt. Ltd. (as per the license issued by DTCP vide Endst. No.LC-1302-JE(SB)/2022/16864 dated 20.06.2022)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

A. Specific conditions:-

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



8. In basements adequate ventilation/Exhaust fans shall be provided so that the polluted basement air shall be recharged from the cutouts located at the ground level.
9. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint
10. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta.
13. The PP shall not carry any construction below the HT Line passing through the project.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP shall provide the mechanical ladder for use in case of emergency.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **1620 sqms of plot area** shall be provided for green area development.
24. **There were provision of 09 Rain Water Harvesting pits in the earlier EC but 08 RWH pits have been installed** so far by the PP. Therefore, 03 nos. RWH will be installed including 01 and 02 extra as per present norm of one RWH pit for one acre for the balance area i.e. 2.6 acre for which fresh EC is being sought.
25. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.



2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
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 PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.



- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

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

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.
- iv. 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 share holders/ 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 news papers 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 30days 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 Trans boundary 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.



284.07 EC for expansion of Affordable Group Housing Colony Project at Village Nuna Majra, Sector 37, Bahadurgarh, Jhajjar, Haryana by M/s HL Residency Pvt Ltd

Project Proponent : Shri Dharampal

Consultant : Grass Roots Research and Creation India (P) Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/453108/2023 dated 15.12.2023 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.188587 dated 11.09.2023 which was not accepted as it had got expired. Thereafter, PP submitted another DD no.188656 dated 05.01.2024 towards the scrutiny fee.

The brief note of the project is as under:

1. Licence no. 75 of 2019 was granted by DTCP, Haryana on 23.07.2019.
2. Subsequently, Environmental Clearance was granted from SEIAA, Haryana vide File No. SEIAA/HR/2019/418 dated 04.11.2019 for plot area 38,445.14 sqm and built-up area 1,27,667.221 sqm.
3. Also, Consent to Establish has been obtained vide No. HSPCB/Consent/:329962321JHti ACTE12608830 dated 29.06.2021.
4. Then, Licence no. 31 of 2021 issued on 30.06.2021 and licence no. 18 of 2023 issued on 02.02.2023 by DTCP, Haryana has been added.
5. Then, PP has proposed additional plot area of 19,986.841 sqm and built-up area 57,848.00 sqm.
6. After, Post expansion, the plot area is increasing from 38,445.14 sqm to 58,431.981 sqm and the Builtup area is increasing from 1,27,667.221 sqm to 1,85,515.221 sqm.
7. Then, PP has submitted application for Terms of Reference to SEIAA on 29.09.2023.
8. Subsequently, standard ToR has been granted 04.10.2023 and PP has submitted EIA/EMP report on 15.12.2023

Table 1 - Basic Details

Name of the Project: Expansion of Affordable Group Housing Colony Project at Village-Nuna Majra, Sector-37 Bahadurgarh, Jhajjar, Haryana by M/s HL Residency (Proprietorship Firm)				
Sr. No.	Particulars	Existing	Expansion	Total Area (in M²)
	Online Project Proposal Number	SIA/HR/INFRA2/453108/2023		
1.	Latitude	28°40' 29.462" N		
2.	Longitude	76°53' 26.783" E		
3.	Plot Area	38,445.14	+ 19,986.841	58,431.981
4.	Net Plot Area			57,076.084
	● Commercial Area	38,445.14	+ 18,630.944	4,566.086 (8%)
	● Residential Area			52,509.997 (92%)



5.	Proposed Ground Coverage (Residential + Commercial)	14,320.064 (@37.24%)	+ 2,795.47	17,115.537 (@29.99%)
6.	Proposed FAR (Residential + Commercial)	96,085.81	+ 40,192.29	1,36,278.096 • 9,088.58 • 1,27,199.047
7.	Non-FAR Area (Staircase, Crèche, etc.)	31,581.411	+ 17,655.71	49,237.125
8.	Total Built Up area	1,27,667.221	+ 57,848.00	1,85,515.221
9.	Total Green Area with Percentage	7,689.03 (@20.0%)	+ 4,880.66	12,569.685 (@22%)
10.	Rain Water Harvesting Tanks	9 (RWH pits)	02 (RWH Tanks)	02 (RWH Tanks)
11.	STP Capacity	720 KLD	+ 250 KLD	970 KLD
12.	Total Parking	772 ECS + Scooter Parking = 1,710 Nos.	+ 601ECS + Scooter Parking = 610 Nos.	1,373 ECS + Scooter Parking = 2,320 Nos.
14.	Maximum Height of the Building (m)	30	+14.7	44.7
15.	Power Requirement (kW)	3,500	+ 3,000	6,500
16.	Power Backup	1,800 kVA (3*600 kVA)	-1000 kVA	800 kVA (2*400 kVA)
17.	Total Water Requirement	735 KLD	+ 245 KLD	980 KLD
18.	Fresh Water Requirement	526 KLD	+ 158 KLD	684 KLD
19.	Waste Water Generated	599 KLD	+ 206 KLD	805 KLD
20.	Solid Waste Generated	4,267 kg/day	+1,555 kg/day	5,822 kg/day
21.	Biodegradable Waste	2,560.2kg/day	+ 933kg/day	3,493.2 kg/day
23.	Dwelling Units/ EWS	1,544 Nos.	+ 454 Nos.	1,998 Nos.
24.	R+U Value of Material used (Glass)	The project will involve limited use of clear & tinted glass having U-value less than 3.11w/m ² -°C.	--	The project will involve limited use of clear & tinted glass having U-value less than 3.11w/m ² -°C.
25.	Total Cost of the project	i) Land Cost ii) Construction Cost	INR 115 Crore + INR 186 Crore	INR 301 Crore
26.	EMP	i) Capital Cost	--	Capital Cost : Capital Cost : Rs. 602



	Budget (per year)	ii) Recurring Cost		Rs. 602 lacs Recurring Cost : Rs. 74.4 lacs	lacs Recurring Cost : Rs. 74.4lacs
27.	Incremental Load in respect of:		PM 2.5	--	0.004 µg/m ³
			PM 10	--	0.01µg/m ³
			SO ₂	--	0.001µg/m ³
			NO ₂	--	0.32µg/m ³
			CO	--	0.12µg/m ³
28.	Status of Construction	The project is under construction phase but currently construction has been stopped due to Hon'ble NGT guidelines.			

The case was taken up in 284th meeting held on 05.01.2024. The PP along with consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP submitted reply dated 05.01.2024 (**copy enclosed**) alongwith an affidavit dated 05.01.2024 regarding ATR on the observation raised in CCR as under:

Sr. No.	Queries	Reply
1.	The Project Proponent has been suggested to provide more screens for preventing dust during the constructions.	Right now no construction activity is going on at the project site due to Implementation of GRAP. We will provide more screens once the construction started. Photographs of the same will be submitted in next six-monthly compliance report.
2.	More sprinklers and Anti smoging guns are suggested to install at critical locations.	Right now no construction activity is going on at the project site due to Implementation of GRAP. We will provide more sprinklers and Anti smoging guns once the construction started. Photographs of the same will be submitted in next six-monthly compliance report.
3.	The Project Proponent has been advised to install the system to carryout Ambient Air Quality monitoring when the construction activity begins.	We will install the same once the construction started and proof of the same will be next six-monthly compliance report

Table 2 – EMP Details

DURING CONSTRUCTION PHASE		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)



Labor Sanitation & Waste water Management	10	3
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	12	2
Storm Water Management (temporary drains and sedimentation basin)	6	1.5
Solid Waste Management	2	1
TOTAL	30	7.5

DURING OPERATION PHASE		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	150	37.5
Rain Water Harvesting System	15	3.75
Solid Waste Management	25	6.25
Environmental Monitoring	0	9
Green Area/ Landscape Area	32	8
Others (Energy saving devices, miscellaneous)	120	2.4
Socio-Economic (CER)		
Shelter for Cow in Gauripur & Bargaon villages	50	
Providing Rain Water Harvesting in the local Govt. Schools- <ul style="list-style-type: none"> • Government Primary School 	20	
Providing Water Coolers in the local Govt. Schools- <ul style="list-style-type: none"> • Government Primary School 	10	---
Setting up solar lighting facilities in local villages	80	---
Plantation in local villages	50	---
Providing sanitation facility in local villages	20	
TOTAL	572	66.9



TOTAL EMP BUDGET		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
During Construction Phase	30	7.5
During Operation Phase	572	66.9
TOTAL	602	74.4

A detailed discussion was held on the documents submitted regarding court case, power demand, solar power, CCR, ATR points CA certificate, Wildlife Conservation Plan, Forest NoC, solar power, green area as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with “**Gold Rating**” and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s HL Residency (Proprietorship Firm) through Prop. Shailaja (as per the license issued by DTCP vide Endst No.LC-3982-D-JE(MK)/2021/15429 dated 30.06.2021)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

A. Specific conditions:-

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



- treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
 7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
 8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
 9. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
 10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
 11. The PP shall not carry any construction above or below the Revenue Rasta, if any
 12. The PP shall keep the ROW below the HT Line passing through the project, if any.
 13. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
 14. The PP shall 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
 15. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
 16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
 17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
 18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
 19. The PP may provide electric charging stations to facilitate electric vehicle commuters.
 20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
 21. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 12,569.685 (22%) of plot area) shall be provided for green area development.**



22. **02 Rain water harvesting** tanks shall be provided for ground water recharging as per the CGWB norms.
23. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
24. The PP shall provide 3% of total power demand through Solar power.
25. The PP shall register themselves on <https://dustapphspcb.com> portal as per the [Direction No. 14 dated 11.06.2021](#) issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

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



- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc 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 bye law 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 use. 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 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 neighbouring 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.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.



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 share holders/ 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 news papers 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 30days 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 Trans boundary 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.

284.08 ToR for Proposed IT Park Colony (Mix Land Use with 85% IT & 15% Commercial) on the land measuring 5.65 Acres in the Revenue Estate of Village Ghata, Sector 61, Gurugram, Haryana by M/s Emaar India Limited

Project Proponent : None
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/455771/2023 dated 16.12.2023 for obtaining **ToR** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.300050 dated 13.12.2023.

The case was taken up in 284th meeting held on 05.01.2024. The committee has been apprised that this case was applied by PP for obtaining Standard ToR but due to some technical error it was being shown in Agenda of this meeting. Now, the error has been rectified at the end of PARIVESH 2.0 portal and the case has been reverted to its actual state. After discussion, the committee decided that there is no need to pass any specific order with regard to this case.

284.09 EC for Proposed Commercial Colony over an area measuring 13.35 Acres in Revenue Estate of Village Fazilpur Jharsa, Sector 71, Gurugram, Haryana by M/s Unitech Limited and Others

Project Proponent : Shri Nadeem Khan
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/455874/2023 dated 19.12.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.150618 dated 12.12.2023.



Table 1 – Basic Detail

Name of the Project: Proposed Commercial Colony over an area measuring 13.35 Acres in revenue estate of Village-Fazilpur Jharsa, Sector-71, Gurugram, Haryana by M/s Unitech Ltd and others.

Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/455874/2023
2.	Latitude	28°24'6.63"N
3.	Longitude	77° 1'21.64"E
4.	Land Area	54,025.45 m ² / 13.35 Acres
5.	Net Land are aafter deduction of 24m wide road	48,392.226 m ²
6.	Proposed Ground Coverage (@17.70 %)	9,562.68 m ²
7.	Proposed FAR (@174.9%)	94,492.32 m ²
8.	Non FAR Area	48,127.62 m ²
9.	Total Built Up area	1,42,619.94 m ²
10.	Total Green Area (@48.77% of net plot area) which includes grass pavers, lawn and tree cover.	Total Green Area: 23,604.5m ² Green Area Breakup: Lawn: 3,525 m ² Tree Canopy/Ground Cover: 12,611 m ² Grass pavers: 7,468.50 m ²
11.	Rain Water Harvesting Pits (with size)	Total 14 nos. of RWH pits of effective diameter and depth of 4m and 4m respectively.
12.	STP Capacity	500 KLD
13.	Total Parking	1,996 ECS
14.	Organic Waste Converter	3 Nos. of total capacity 2,250 Kg/day (2×500+1×1250 Kg/day)
15.	Maximum Height of the Building (m)	60.22 m
16.	Power Requirement	5,445 KW
17.	Power Backup	3 Nos. of total capacity 2,500 KVA (2 x 1,000 KVA+1 x 500 KVA)
18.	Total Water Requirement	596 KLD
19.	Domestic Water Requirement	239 KLD
20.	Fresh Water Requirement	239 KLD
21.	Treated Water	357 KLD
22.	Waste Water Generated	397 KLD
23.	Solid Waste Generated	3,119 kg/day
24.	Biodegradable Waste	1,871 kg/day



25.	Basement	Block 1 :3 Basements Block 2 : 2 Basements Block 3 : 2 Basements	
26.	Number of Towers	3 Blocks	
27.	Stories	Block 1 : (A and B wings); 3 Basements + Ground floor + 14 Floors Block 2 : 2 Basements + Ground floor + 12 Floors Block 3 : 2 Basements + Ground floor + 12 Floors	
28.	R+U Value of Material used (Glass)	5.5 w/m ² K	
29.	Total Cost of the project:	i) Land Cost	
		ii) Construction Cost	
		Rs. 251.76 Crores	
30.	EMP Budget	EMP Budget:Rs.1,270.95 (5.38% of total project cost) =Rs.780.95 Lakhs (Existing EMP) + Rs. 490 Lakhs (Proposed EMP)	
31.	Incremental Load in respect of	i) PM 2.5	0.035(µg/m ³)
		ii) PM 10	0.08651 (µg/m ³)
		iii) SO ₂	0.21627(µg/m ³)
		iv) NO ₂	0.12796 (µg/m ³)
		v) CO	0.0000308 (mg/m ³)
32.	Construction Phase:	i) Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		ii) Water Requirement & Source	Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – HSVP Construction Water – Through Tankers.
		iii) STP (Modular)	1 No. of 5 KLD
		iv) Anti-Smog Gun	01 No. of Anti-smog gun

The case was taken up in 284th meeting held on 05.01.2024. The PP alongwith consultant appeared before the committee and presented their case. During the discussion, the committee asked PP to submit chronology of the project and also raised some observations to which PP submitted reply vide letter dated 05.01.2024 (**copy enclosed**). The PP also furnished chronology of the project as under in the form of affidavit:



1. That the company will achieve zero liquid discharged during summer season.
2. That the company has obtained water assurance from HSVP through memo no.11315 dated 18.08.2009 and now again applied for fresh water and sewerage assurance for the project.
3. That Forest NOC was obtained on 19.04.2011 and there is no change in the land parcel.
4. That Aravali NOC was obtained on 30.05.2009 and there is no change in the land parcel but we have again applied for fresh Aravali clearance.
5. That NOC from Airport Authority of India was obtained on dated 05.05.2010.
6. That there is no litigation against project site.
7. That the Company has obtained earlier EC from SEIAA Haryana bearing No. SEIAA/HR/2010/45 on dated 25.03.2010 for plot area of 13.35 acres and built-up area of 1,42,619.94 sqm. which was valid upto dated;24.03.2015 which was extended further upto five years through SEIAA letter no. SEIAA/HR/14/1596 dt 05.12.2014.
8. That project had received License from the Directorate of Town & Country Planning, Haryana with License no.129 of 2008 dated 27.06.2008 which was Valid up to 26/06/2010 and its renewal was further valid upto 26.06.2023. Application for renewal of license has been applied on 26.06.2023.
9. That the company has completed the civil work of STP of a capacity 300 KLD for constructed part of the project and Company will install additional STP of 200 KLD Capacity for balance part of project.
10. That we have not carried out any construction activity below HT line.

Another affidavit furnished by PP stating therein as below:

1. The proposed project is **Commercial Colony over an area measuring 13.35 Acres in revenue estate of Village-FazilpurJharsa, Sector-71, Gurugram, Haryana** will be developed by M/s Unitech Limited & Others.
2. The project has already been granted Environmental Clearance from SEIAA vide letter no. EC issued vide letter No. SEIAA/HR/2010/45 dated: 25.03.2010 valid upto 24.03.2015 and later on granted extension in validity of Environmental Clearance for next five years vide letter no. SEIAA/HR/2014/1596 dated 05.12.2014.
3. Unitech faced numerous litigations by a large number of homebuyers for which the Hon'ble Supreme Court directed the Union Government to appoint an independent management of Unitech Limited. In compliance thereto, the Central Government proposed the constitution of a new Board of Directors, which was approved by the Hon'ble Supreme Court vide its order dated 20.01.2020 passed in Bhupinder Singh Vs. Unitech Limited in Civil Appeal No. 10856/2016. Accordingly, the erstwhile management of Unitech Limited and its affiliates has been superseded and a new Board of Directors has been constituted under the chairmanship of Mr. Y.S. Malik, IAS (Rtd), formerly Secretary to Government to India.
4. In compliance of the order dated 20.01.2020, The new management had submitted its Resolution Framework (RF) dated 07.07.2020 which was amended and submitted again on 28.10.2020 and 27.04.2022 before Hon'ble Supreme Court, the company in its last RF dated 27.04.2022 proposed the completion of all stalled 74 residential and 12 commercial project pan-India including the "Commercial Colony over an area measuring 13.35 Acres in revenue estate of Village-FazilpurJharsa, Sector-71, Gurugram, Haryana which has been scheduled to be completed at the earliest. This



is Subject to further directions passed in the matter from time to time.

5. The Environmental Clearance was valid upto 24.03.2015 and later on granted extension in validity of Environmental Clearance for next five years vide letter no. SEIAA/HR/2014/1596 dated 05.12.2014 valid upto 24.03.2020. No construction work has been done after expiry of EC.
6. The matter of pendency of Environment Clearance in respect of Uttar Pradesh and Haryana was submitted to the Hon'ble Supreme Court by New management of Unitech Limited and the following order has been passed on 09.10.2023: which stated that ***"In the meantime we direct the authorities before whom applications have been filed by the board of directors for the grant of Environment Clearance shall process the applications in accordance with law and shall complete the exercise within a period of four weeks."***

A discussion was also held on the ATR points of the previous Environment Clearance granted to the project. The following submission was made by PP:

S. No.	Information/documents	Reply
1.	PP has not submitted the advertisements published regarding grant of EC in two newspapers.	The old record of 2010 is not traceable yet. The company shall advertise the copy of fresh environment clearance to be obtained.
2.	Status of compliance of the stipulated EC conditions were not found on PP's website http://www.unitechgroup.com/ (last assessed on 31.10.2023).	Link of company website where copy of six monthly compliance reports along with monitored data has been uploaded for public awareness which is given below. Company-link- http://www.unitechgroup.com/environment-clearances.asp

The EMP Budget of the project is as under:

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 (Modular STP)	5.00	10.00	Waste Water Management (Sewage Treatment Plant)	50.00	80.0
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	20.00	40.0
Green Belt Development	5.00	10.00	Green Belt Development	20.0	40.0
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00



Rainwater harvesting system	10.00	5.00	Rainwater harvesting system	00.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	15.00	10.00	DG Sets including stack height and acoustics	25.00	10.00
Medical cum First Aid facility (providing medical room & Doctor)	10.00	20.00	Energy Saving (Solar Panel system)	90.00	10.00
Storm Water Management (temporary drains and sedimentation basin)	15.00	5.00			
Total	60	75	Total	155	200
G. Total			490		

A detailed discussion was held on the documents submitted regarding ZLD, Aravali NOC, Forest NOC, AAI NOC, EMP, CCR, CA Certificate, Court Case, green development plan, HT Line as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Unitech Holding Ltd. & others (as per the zoning plan issued by DTCP drawing no.D.T.C.T2155 dated 16.06.2010)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.



5. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
6. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
7. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
8. In basements adequate ventilation/Exhaust fans shall be provided so that the polluted basement air shall be recharged from the cutouts located at the ground level.
9. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint
10. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta.
13. The PP shall not carry any construction below the HT Line passing through the project.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP shall provide the mechanical ladder for use in case of emergency.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used



for landscaping. As proposed **23,604.5m² (48.77% of Net Plot Area)** shall be provided for green area development.

24. **14 Rain Water Harvesting pits** shall be provided for rainwater usages as per the CGWB norms
25. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
26. The PP shall register themselves on <https://dustapphspcb.com> portal as per the [Direction No. 14 dated 11.06.2021](#) issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

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



- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc 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 bye law 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 use. 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 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 neighbouring 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.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.



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 share holders/ 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 news papers 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 30days 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 Trans boundary 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.

284.10 EC for Proposed Group Housing Project (Area 14.025 acres) at Sector 88A, Harsaru, Gurgaon, Haryana by M/s Ashiana Landcraft Realty Private Limited

Project Proponent : Shri Mahender Kumar Vimal
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/456166/2023 dated 21.12.2023 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.208165 dated 13.10.2023.

Table 1 – Basic Detail

Name of the Project: Environment Clearance for Proposed Group Housing Project (area 14.025 acres) at Sector-88A, Village-Harsaru, District-Gurgaon, Haryana By M/s Ashiana Landcraft Realty Private Limited		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/456166/2023
2.	Latitude	28°25'49.09" N
3.	Longitude	76°57'8.86" E
4.	Plot Area	56757.0712 m ² (14.025 acres)
5.	Total Built Up area	194259.894 m ²
6.	Total Green Area with % (37.96 % of plot Area)	21544.98 m ² (Lawn: 19.35%; Plantation: 18.61%; Pavers: 0%)
7.	Rain Water Harvesting Pits	14 pits
8.	STP Capacity	500 KLD
9.	Total Parking	2737 ECS
10.	Organic Waste Converter	1 no.
11.	Maximum Height of the Building	91 m
12.	Power Requirement	6700 kW
13.	Power Backup	5000 kVA (3*1500+1*500 KVA)



14.	Total Water Requirement	766 KLD	
15.	Fresh Water Requirement	417 KLD	
16.	Treated Water	349 KLD	
17.	Waste Water Generated	416 KLD	
18.	Solid Waste Generated	2144.50 kg/day	
19.	Biodegradable Waste	857.8 kg/day	
20.	Dwelling Units	Main DU: 753; Service personnel unit: 76; EWS DU: 134, 2 nursery school and shops	
21.	Basement	2	
22.	Maximum Stories	G+28+Penthouse	
23.	Total Cost of the project:	500 crores	
24.	EMP Budget (per year)	i) Capital Cost	292.47 lacs
		ii) Recurring Cost	79.52 lacs
25.	Incremental Load in respect of:	PM 2.5	0.075 $\mu\text{g}/\text{m}^3$
		PM 10	0.045 $\mu\text{g}/\text{m}^3$
		SO ₂	0.289 $\mu\text{g}/\text{m}^3$
		NO ₂	1.20 $\mu\text{g}/\text{m}^3$
		CO	0.000683 mg/m ³
26.	Status of Construction	Structure of 4 towers has been completed.	
27.	Construction Phase:	Power Back-up	250 KVA
		Water Requirement & Source	10 KLD, Water Tanker Authorized by GMDA/HSVP
		Anti-Smoke Gun	4 Nos.

The case was taken up in 284th meeting held on 05.01.2024. PP/Consultant presented the case before the committee. The committee discussed the case and raised some observations to which PP/consultant submitted the reply in the name of an Affidavit dated 05.01.2024 mentioning therein as under:

- That, Earlier EC was accorded with vide letter no. SEIAA/HR/2014/383 dated 28.02.2014 to M/s Vatika Limited having plot area 56757.0712 sqm and built-up area 1,94,259.894 sqm and EC was valid till 27.02.2021.
- That, Corporate Insolvency Resolution Process ("CIRP") against project was initiated on 11th January, 2022 and Final order of NCLT was given on 11th day of August 2023.
- That, Transfer of License to M/s Ashiana landcraft Private Limited was obtained with vide Endst. No. LC-2802-Vol-III/JE(SB)/2023/19495 dated 16.06.2023.



- That, we have applied for renewal of EC. All the facts and figures mentioned in the Previous EC are exactly same apart from waste water generation. In previous EC waste water generation quantity is 563 kld in STP capacity of 500 kld which is due to typo error in waste water generation. We have change the quantity of waste water as per correctness as 416 kld and STP has been kept same as 500 kld. Comparative statement is attached as Annexure 1.
- That, After renewal of Environment Clearance, we will apply for Expansion of Environment Clearance.
- That, Aravali, Forest and AAI NOC is attached as Annexure 2A, 2B and 2C.
- That, No court case is pending against the project site
- That, we will apply fresh CTE after getting Environment Clearance.
- That, Revised landscape plan along with tree details is attached as Annexure 3.
- That, EMP Budget is attached as Annexure 4.

Table 2 – EMP Detail

ENVIRONMENT BUDGET (CONSTRUCTION PHASE)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	22.35	4.92
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	5	1
MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		0.5
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	5	0.5
LABOR WELFARE (canteen, creche, safeaccess road - water power, cooking kerosene/gas)	10	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	70.85	16.07

ENVIRONMENT BUDGET (OPERATION STAGE)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
SEWAGE TREATMENT PLANT	100	27.00
RAIN WATER HARVESTING SYSTEM Rain Water Storage	49	7.35
SOLID WASTE STORAGE BINS & COMPOSTER	36.46	24.06



HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	12.17	3.04
ROOF TOP SPV PLANT	24	0.00
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	221.62	63.45

A detailed discussion was held on the documents submitted regarding license, Aravali NOC, court case, EMP, NCLT order, Forest NOC as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Ashiana Landcraft Realty Private Limited (as per the license issued by DTCP vide Memo No.LC-2802-Vol III/JE(SB)/2023/19445 dated 16.06.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include



area for segregation, composting. The Inert waste from the project will be sent to dumping site.

7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
11. The PP shall not carry any construction above or below the Revenue Rasta, if any
12. The PP shall keep the ROW below the HT Line passing through the project, if any.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
14. The PP shall 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
15. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP may provide electric charging stations to facilitate electric vehicle commuters.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
21. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 21544.98 m² (37.96% of plot area) shall be provided for green area development.**
22. **14 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
23. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.



24. The PP shall register themselves on <https://dustapphspcb.com> portal as per the [Direction No. 14 dated 11.06.2021](#) issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

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

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.



- iv. 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 share holders/ 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 news papers 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 Trans boundary 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.



284.11 EC of Group Housing Project at Sector 99, Village Kherki Majra, Gurugram, Haryana by M/s Vatika Sovereign Park Private Limited

Project Proponent : None
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/456255/2023 dated 21.12.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.392333 dated 13.12.2023.

The case was taken up in 284th meeting held on 05.01.2024. PP submitted a letter dated 02.01.2024 with a request to defer their case as the Certified Compliance Report of earlier EC from regional office MoEF&CC is still under process. The committee acceded with the request of PP and deferred their case.

284.12 EC for Proposed Residential Colony under NILP Policy over an area measuring 251.90625 acres in the revenue estate of village Kabri and Taraf Insar, Sector-36 & 38, Distt Panipat, Haryana by M/s Uttirna Infraprojects Private Limited

Project Proponent : Shri Satya Pal Singh
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/456407/2023 dated 22.12.2023 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.501446 dated 06.11.2023.

Table 1 – Basic Detail

Name Of The Project: Proposed Residential Colony Under NILP Policy Over An Area Measuring 251.90625 Acres, In the Revenue Estate Of Villages Kabri and Taraf Insar, Sector-36 & 38, Distt Panipat, Haryana By M/s Uttirna Infra Projects Private Limited And Others

Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/456407/2023
2.	Latitude	29°25'34.28" N
3.	Longitude	76°57'20.46" E
4.	Plot Area	1019428.426 Sqm
5.	Proposed Ground Coverage	441136.994 sqm
6.	Proposed FAR (Group housing & Commercial)	314587 sqm
7.	Non-FAR Area	135170.46sqm
8.	Total Built Up area	449757.46 sqm
9.	Total Green Area (20 % of Plot area)	203880 sqm
10.	Rain Water Harvesting Pits	251 Nos.



11.	STP Capacity (4 STP's for GH & 1 for plotted)	2850 KLD	
12.	Total Parking	3746 ECS	
13.	Organic Waste Converter	2 Nos.	
14.	Maximum Height of the Building (m)	125M	
15.	Power Requirement	25000 KW	
16.	Power Backup	16750 KVA	
17.	Total Water Requirement	2858 KLD	
18.	Fresh Water Requirement	1993 KLD	
19.	Treated Water	865 KLD	
20.	Waste Water Generated	2281 KLD	
21.	Solid Waste Generated	15.68 TPD	
22.	Biodegradable Waste	6.27 TPD	
23.	Number of Towers	22 Nos.	
24.	Dwelling Units(Group Housing)/Plots	DU's-2028 Nos. Plots-1196 Nos.	
25.	Basement	2	
26.	Stories	30	
27.	Total Cost of the project:	1838 Cr.	
28.	EMP Budget (per year)	Capital Cost	3603.64
		Recurring Cost (Per Year)	389.49
29.	Incremental Load in respect of:	PM 2.5	0.098 $\mu\text{g}/\text{m}^3$
		PM 10	0.163 $\mu\text{g}/\text{m}^3$
		SO ₂	0.638 $\mu\text{g}/\text{m}^3$
		NO ₂	2.61 $\mu\text{g}/\text{m}^3$
		CO	0.00205 mg/m^3
30.	Status of Construction		
31.	Construction Phase:	Power Back-up	125 KVA
		Water Requirement & Source	10 KLD,Water Tanker Authorized by GMDA/HSVP
		Anti-Smog Gun	4 Nos.

The case was taken up in 284th meeting held on 05.01.2024. PP/Consultant presented the case before the committee. The committee discussed the case and asked PP to



submit background note as well as reply of some observations to which PP/consultant submitted an Affidavit dated 05.01.2024 mentioning therein as under:

1. That, Earlier, License from Director, Town and Country Planning, Haryana was issued to Ambience Ltd. (Formerly known as Ambience Projects Ltd.) vide License No.6 of 2010 dated 14.01.2010 for area 314.808 Acres for which Environmental clearance was granted vide letter No SEIAA/HR/2013/667 dated 04.09.2013 for proposed plotted development project of the integrated township and EC was valid only till 03.09.2020.
2. That, Fresh License from DTCP Haryana has been obtained vide license No 257 of 2023 dated 29.11.2023 for setting up of Residential Plotted Colony under NILP Policy over and area measuring 251.90 Acres (after migration from license from 6 of 2010 grant for setting up of RPL Colony) to M/s Uttirna Infra projects Pvt. Ltd and other's. Copy of license having details of associated companies is attached as **Annexure 1**.
3. That, CA Certificate is attached as **Annexure 2**.
4. That, No litigation is pending against the project.
5. That, As per Ministry of Civil Aviation notification dated 30th September 2015, NOC from AAI is not required.
6. That, Water, Power and sewer assurance has been obtained.
7. That, Revised landscape plan along with tree details is attached as **Annexure 3**.
8. That, we hereby disowned the previous Environment Clearance as it was taken by some other developers and same has been expired and it is requested to consider it as fresh proposal.
9. That, Now, the fresh EC has been filed by M/s Uttirna Infra projects Pvt. Ltd. and Others.
10. That, No development work has been carried out after expiry of EC. Google image Confirming the same is attached as **Annexure 4**.

The PP also submitted an undertaking and stated as under:

1. Permission for crossing of services and construction of Internal Road of the approved Colony over 3K wide revenue rasta having rasta No. 745 part of 12M & 18M wide internal road and rasta No. 746 part of 24 m and 12m wide internal road terminating within our licensed land of Residential Plotted Colony under NILP (License No. 257 of 2023 dated 29.11.2023) having land area measuring 251.90 acres has been applied. Receipt is attached as Annexure 1.
2. The project site has 3 HT line (1 line of 33 KV and 2 lines of 132 KV) is passes through the project site. A copy of approval letter for new location of towers is attached as **Annexure 2**. We will maintain proper ROW as per norms under the High tension line the same is also reflected in zoning plan. All zoning plans are attached as **Annexure 2a**.

EMP Budget details of the project are as under:

Table 2 – EMP Detail

ENVIRONMENT BUDGET (CONSTRUCTION PHASE)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	150	33
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2



DUST MITIGATION MEASURES	5	1
SITE SANITATION	5	1
MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		0.5
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	5	0.5
LABOR WELFARE (canteen, creche, safeaccess road - water power, cooking kerosene/gas)	10	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	202	44.90

ENVIRONMENT BUDGET (OPERATION STAGE)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
SEWAGE TREATMENT PLANT	516	139.32
RAIN WATER HARVESTING SYSTEM	878.5	131.78
SOLID WASTE STORAGE BINS & COMPOSTER	62.70	41.38
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	80.44	20.11
ROOF TOP SPV PLANT	750	0.00
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
ACOUSTIC ENCLOSURE AND DG STACK	750	10.00
ADOPTION OF LALDORAWALA POND (ID 01-HR-PPT-PPT-0018-KAB-R-003)	25	-
TOTAL	3401.64	344.59

A detailed discussion was held on the documents submitted regarding ETP, STP, court case, power demand, total plot area, CA Certificate, revenue rasta, HT Line, EMP Budget, green area as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Ambi Estate Pvt. Ltd. & others in collaboration with Uttirna Infra Project Pvt. Ltd. (as per the Licence issued by DTCP vide Endst. No.LC-5003-JE(MK)-2023/40764 dated 30.11.2023)** under EIA Notification dated 14.9.2006 issued by



the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. 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.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.



14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. 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
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 203880 sqm (20% of plot area) shall be provided for green area development**.
23. **The PP shall provide Solar power as per HAREDA norms.**
24. **The PP shall adopt a pond (ID 01-HR-PPT-PPT-0018-KAB-R-003) situated in Village Kabri, District Panipat for its rejuvenation and maintenance.**
25. **251 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
26. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
27. The PP shall register themselves on <https://dustapphspcb.com> portal as per the [Direction No. 14 dated 11.06.2021](#) issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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



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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

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

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 share holders/ 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 news papers 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 30days 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 Trans boundary 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.

284.13 EC for the Project "Group Housing" at Sector 63A, Gurugram, Haryana by M/s Silverglades Homes LLP

Project Proponent : Shri Vikas Aggarwal
Consultant : Perfect Enviro Solutions Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/456427/2023 dated 23.12.2023 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.409440 dated 06.06.2023.



Table 1- Basic Detail

Name of Project: EC for the Project "Group Housing" at Sector 63A, Gurugram, Haryana by M/s Silverglades Homes LLP		
S. No.	Particulars	Total Area (in m²)
1.	Online Project Proposal Number	SIA/HR/INFRA2/456427/2023
2.	Latitude	28°24'34.48"N
3.	Longitude	77° 6'52.96"E
4.	Plot Area	42,340.168 sqm
5.	Net Plot Area	38096.237 sqm
6.	Proposed Ground Coverage	7363.347 sqm
7.	Proposed FAR	110,145.10 sqm
8.	Non FAR Area	Basement area - 32,164.559 Other Non - FAR - 27,882.538 60,047.097 sqm
9.	Total Built Up area	170,192.195 sqm
10.	Total Green Area with Percentage	9158.82 sqm (24.04%of net plot area)
11.	Rain Water Harvesting Pits	12 No.
12.	STP Capacity	350 KLD
13.	Total Parking	1005 ECS
14.	Maximum Height of the Building	128.8m
15.	Power Requirement	6089.36 KW
16.	Power Backup	2 x 750 kVA & 4X2000 kVA
17.	Total Water Requirement	342 KLD
18.	Domestic Water Requirement	195 KLD
19.	Fresh Water Requirement	201 KLD
20.	Treated Water	Generation - 227 KLD Reuse - 141 KLD Excess Treated Water to Sewer Line - 86 KLD
21.	Waste Water Generated	252 KLD
22.	Solid Waste Generated	1724 Kg/day
23.	Biodegradable Waste	1035 Kg/day
24.	Number of Towers	Residential - 05 No. Community - 04 No.
25.	Organic Waste Convertor	1 No.
26.	Dwelling Units/ EWS	408 No.
27.	Basement	1 No.



28.	Community Center		04 No.
29.	Stories		B+S/G+36
30.	R+U Value of Material used (Glass)		R value= 2.28 Sq m. Deg C/ Watts U value = 0.44 Watts/ Sq m. Deg C
31.	Total Cost of the project:	i) Land Cost	Rs. 440.0 Crores
		ii) Construction Cost	
32.	CER		Rs. 40.00 lakhs
33.	EMP Cost/Budget		Capital Cost - Rs. 888.0 lakhs Recurring - Rs. 64.5 lakhs/year
34.	Incremental Load in respect of:	PM 2.5	0.199 $\mu\text{g}/\text{m}^3$
		PM 10	0.263 $\mu\text{g}/\text{m}^3$
		SO ₂	0.238 $\mu\text{g}/\text{m}^3$
		NO ₂	0.645 $\mu\text{g}/\text{m}^3$
		CO	0.005 mg/m^3
35.	Construction Phase:	2 x 125 KVA , 1 x 250 KVA	
		Total 16 KLD water will be required for domestic & flushing purposes which will be sourced from Tanker supply.	
		Wastewater of 06 KLD will be generated which will be treated into Mobile STP.	
		02 no. of Antismog guns will be installed at the site.	

The case was taken up in 284th meeting held on 05.01.2024. PP/Consultant presented the case before the committee. Brief history of the case is as under:

- The proposed project is "Group Housing" at Sector-63A, Gurugram, Haryana by M/s Silverglades Homes LLP.
- License has been granted to M/s Pyramid & LID Realtors LLP (earlier known as SCJS Buildwell LLP) in collaboration with M/s Silverglades Homes LLP for setting up of an New Integrated Licensing Policy (NILP) dated 11.05.2022 on land measuring 10.4625 acres (after migration of license no. 60 of 2022 dated 13.05.2022 granted for setting up of an Affordable Plotted Colony over an area measuring 10.4625 acres).
- Collaboration agreement between two parties Pyramid and Lid Realtors LLP (Formerly known as SCJS Buildwell LLP) & Silver Glades Homes LLP has been made vide Certificate No. G02820223D2248 dated 28.04.2023.
- Cost of the project is Rs. 440.0 Crore & the same has been verified by CA Certificate vide UDIN no.24553706BKCBOS9543
- Zoning was approved by DTCP Vide license no.205 dated 23.10.2023.
- Water Assurance has been obtained from GMDA vide file no. File no. EIC II-2020026(07)/1/2019-O/o SE WSS (O and M) - Infra-II dated 05.12.2023.



- Excess Treated water assurance has been obtained from GMDA vide Vide File No.EIC II-203009(01)/6/2023-O/o SE-Infra II dated 05.12.2023.
- Storm water connection permission has been obtained from GMDA vide memo No.GMDA/Drainage/2023/755 dated 04.12.2023.
- Power Assurance has been obtained from Dakshin Haryana Bijli Vitran Nigam Vide memo no. Ch-68/DGR/-26B dated 03.01.2024.
- Structural Stability Certificate has been issued by Structural Engineer dated 30.11.2023.
- The ToR Application was submitted for the Greenfield project on 08.06.2023. Baseline data for the winter season was collected in December 2022 - February 2023.
- Scrutiny fee of Rs. 2.0 Lakhs vide DD no. 409440 was submitted on 06.06.2023.
- EDS was raised for the license on 19.06.2023 and the same was closed on 27.10.2023.
- Standard ToR was granted by SEIAA, Haryana to the project vide File No. SEIAA/HR/2023/434 dated 10.11.2023.
- The EIA Application was submitted on 23.12.2023, now the case is enlisted in 284th SEAC Meeting dated 05.01.2024 at S. No.13.

The committee discussed the case and raised some observations to which PP/consultant submitted point wise reply dated 06.01.2024 (**copy enclosed**).

As desired by the Committee, the PP further submitted affidavits stating therein as under:

- That license has been granted to M/s Pyramid & LID Realtors LLP (earlier known as SCJS Buildwell LLP) in collaboration with M/s Silverglades Homes LLP for setting up up of an New Integrated Licensing Policy (NILP) dated 11.05.2022 on land measuring 10.4625 acres (after migration of license no.60 of 2022 dated 13.05.2022 granted for setting up of an Affordable Plotted Colony over an area measuring 10.4625 acres).
- That we are taking first time EC as a green field project for the above said licence.
- That no litigation pending against the project.

The PP also submitted undertaking that they shall install solar panels of 90 KW within the project site. Another undertaking also submitted by PP stating therein as under:

1. According to the colour coded zonal map, permission from the Air Authority of India is not required, as it is lying in the green zone and permissible top elevation is 387.79m AMSL.
2. We are proposing the height of the building is 128.8 m up to terrace level and our site elevation is 247.52 m. Hence we will go upto 376.32 AMSL which is within the permission limits of CCZM i.e. 387.79 m
3. However for the safer side we are pursuing the AAI NOC from the Airport Authority of India.
4. The license no.215 dated 23.10.2023 having area of 10.46 acres mentioning the land schedule with Rectangle and killas no. All rectangle and killas no are mentioned in Aravalli NOC, Para I of Aravalli NOC from DC clearly stated that the land does not fall under Aravalli notification dated 07.05.1992.



The EMP Budget submitted by PP is as under:

Table 2- EMP Detail

Capital Cost:

S. No.	Description	Capital Cost (Rs in Lakhs)	Timeline
1	Landscaping	90.0	36 months
2	Rain Water Harvesting System along with storm water drainage network	100.0	30 months
3	Solid Waste collection storage and provision of Organic waste composter	60.0	30 months
4	Sewage Treatment Plant	240.0	30 months
5	DG Stack & Acoustic Treatment	100.0	30 months
6	Social Economic Contribution	40.0	36 months
7	Roof Top SPV Plant	100.0	37 months
8	Energy Efficient Appliances /Transformer/ Equipment / Lights, etc.	30.0	48.0 months
9	Water Conservation Fixtures	30.0	48.0 months
10	Wildlife Activity Plan	10.0	37 months
Construction Phase			
11	Barricading and Antismog guns during construction phase	50.0	Before start of construction activity
12	Basic facilities to the labour & Health checkup	20.0	Construction phase
13	Sanitation & Wastewater Management	15.0	Construction phase
14	Solid Waste Management	3.0	Construction phase
Total		888.0	

Recurring cost:

S. No.	Description	Recurring Cost (Rs In Lakhs/year)
1	Landscaping	10.0
2	Rain Water Harvesting System	8.0
3	Solid Waste Management	8.0
4	Sewage Treatment Plant	20.0
5	DG Stack & Acoustic Treatment	10.0
7	Roof Top SPV Plant	5.0
8	Environment Monitoring	2.0
9	Dust audits	1.5
TOTAL		64.5

A detailed discussion was held on the documents submitted regarding Solar Power, License, litigation as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project



with “**Gold Rating**” and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Pyramid & LID Realtors LLP (earlier known as SCJS Buildwell LLP) in collaboration with Silverglades Home LLP (as per the License issued by DTCP vide Endst. No.LC-4958-JE(SB)-2023-35827 dated 23.10.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. 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.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.



10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. 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
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 9158.82 sqm (24.04% of plot area) shall be provided for green area development.**
23. The PP shall install solar panels of 90 KW within the project site
24. **12 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
25. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
26. The PP shall register themselves on <https://dustapphspcb.com> portal as per the [Direction No. 14 dated 11.06.2021](#) issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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



3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
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 PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust



- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

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

- vi. 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).
- vii. 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.
- viii. 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.
- ix. 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.
- x. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

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.
- iv. 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 share holders/ 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 news papers 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 30days 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 Trans boundary 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.

284.14 EC for Proposed Commercial Colony over an area measuring 2.2812 acres in Revenue Estate of Village Badha, Sector 85, Gurugram, Haryana by M/s SS Group Private Limited

Project Proponent : Shri Suraj Kumar
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/456648/2023 dated 26.12.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification



dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.647530 dated 20.12.2023.

Table 1 – Basic Detail

Name of the Project: Proposed Commercial Colony over an area measuring 2.2812 Acres in revenue estate of Village-Badha, Sector-85, Gurugram, Haryana by M/s SS Group Pvt. Ltd and others.

S.No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/456648/2023
2.	Latitude	28°24'35.37"N
3.	Longitude	76°57'7.79"E
4.	Land Area	9,231.674 Sq.mt/2.2812 Acres
5.	Proposed Ground Coverage (@43.7%)	4,035.914 Sq.mt
6.	Proposed FAR (@174.8%)	16,137.112 Sq.mt
7.	Non FAR Area	16,562.719 Sq.mt
8.	Total Built Up area	32,699.831 Sq.mt
9.	Total Green Area with(@16.2% of total Plot Area)	1,495.53 Sq.mt
10.	Rain Water Harvesting Pits (with size)	Total 3 nos. of RWH pits of effective diameter and depth of a Recharge pit 4 m and 6 m respectively.
11.	STP Capacity	120 KLD
12.	Total Parking	323 ECS
13.	Organic Waste Converter	Total 2 nos. of Organic waste converters of total capacity 550 Kg/day (1×500+1×50 Kg/day)
14.	Maximum Height of the Building (m)	20.1 m
15.	Power Requirement	1,352.92 KW
16.	Power Backup	2 Nos. of DG sets of total capacity 2,500 KVA(2 X 1,250 KVA)
17.	Total Water Requirement	135 KLD
18.	Domestic Water Requirement	50 KLD
19.	Fresh Water Requirement	50 KLD
20.	Treated Water	85 KLD
21.	Waste Water Generated	94 KLD
22.	Solid Waste Generated	741 kg/day
23.	Biodegradable Waste	445 kg/day
24.	Basement	3 Basements
25.	Stories	G+Mezzanine+3F



26.	R+U Value of Material used (Glass)		1.61 w/m ² K
27.	Total Cost of the project		Rs.125.44 Crores
28.	EMP Budget		Rs. 365 Lakhs (@2.90% of total project cost)
29.	Incremental Load in respect of:	PM 2.5	0.13248 (µg/m ³)
		PM 10	0.21219 (µg/m ³)
		SO ₂	0.52991 (µg/m ³)
		NO ₂	0.68889 (µg/m ³)
		CO	0.0000520 (mg/m ³)
30.	Construction Phase:	Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		Water Requirement & Source	Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – HSVP Construction Water – Through Tankers.
		STP (Modular)	1 No. of 5 KLD
		Anti-Smog Gun	01 No. of Anti-smog gun

The case was taken up in 284th meeting held on 05.01.2024. The PP along with consultant appeared before the committee for presenting their case. During the discussion, the committee raised certain observations to which the PP submitted point-wise reply vide letter dated 05.01.2024 (**copy enclosed**).

As advised by the committee, the PP further submitted an affidavit dated 05.01.2024 stating therein as under:

1. That we will achieve zero liquid discharged during summer season at project site.
2. That the power assurance will be submitted, once building plan will be approved from concerned department.

The EMP Budget of the project is as follows:

Table 2 – EMP Detail

During Construction Phase			During Operation Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)



Sanitation and Wastewater Management (Modular STP)	5.00	10.00	Waste Water Management (Sewage Treatment Plant)	30.00	50.0
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	10.00	20.0
Green Belt Development	5.00	10.00	Green Belt Development	20.0	20.0
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system (3 pits)	10.00	5.00	Rainwater harvesting system	00.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	15.00	10.00	DG Sets including stack height and acoustics	15.00	10.00
Medical cum First Aid facility (providing medical room & Doctor)	10.00	20.00	Energy Saving (Solar Panel system)	30.00	10.00
Storm Water Management (temporary drains and sedimentation basin)	10.00	5.00			
Total	55	75	Total	105	130
G. Total			365		

A detailed discussion was held on the documents submitted regarding ETP, STP, court case, power assurance, ZLD, Wildlife Activity Plan, CA certificate, green area as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s North Star Towers Pvt. Ltd., Matrix Buildwell Pvt. Ltd. In collaboration with North Star Apartments Pvt. Ltd. (now known as SS Group Pvt. Ltd.) (as per the license issued by DTCP vide Endst. No.LC-4998/JE(SB)/2023/17245 dated 06.06.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

A. Specific conditions:-

- The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**



2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. In basements adequate ventilation/Exhaust fans shall be provided so that the polluted basement air shall be recharged from the cutouts located at the ground level.
10. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint
11. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The PP shall not carry any construction above or below the Revenue Rasta.
14. The PP shall not carry any construction below the HT Line passing through the project.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
17. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.



18. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
19. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
21. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
22. The PP shall provide the mechanical ladder for use in case of emergency.
23. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

24. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **1,495.53 Sq.mt (16.2% of total plot area)** shall be provided for green area development.
25. **The PP shall provide solar power as per HAREDA norms.**
26. **03 Rain Water Harvesting pits** shall be provided for rainwater usages as per the CGWB norms
27. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
28. **The PP shall obtain power assurance from the competent authority**
29. The PP shall register themselves on <https://dustapphspcb.com> portal as per the [Direction No. 14 dated 11.06.2021](#) issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

1. The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
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 PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.



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

I Air Quality Monitoring and Preservation

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



II Water Quality Monitoring and Preservation

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

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.
- v. 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 share holders/ 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 news papers 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 30days 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 Trans boundary 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.

284.15 Amendment in EC for Group Housing "Casa Bella" at village Shikhopur and Sihi at Sector-82 & 83, Gurgaon, Haryana by M/s Mapsko Builders Pvt. Ltd

Project Proponent : Shri Vipin Kumar
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal SIA/HR/INFRA2/456346/2023 for obtaining **Amendment in Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.500639 dated 07.12.2023.

The case was taken up in 284th meeting held on 05.01.2024. PP presented the case before the committee. After discussion, the committee raised some observations. The PP replied to the observations in form of affidavit. The contents of affidavit are as under:

- That, Earlier Environment Clearance was accorded vide letter no. SEIAA/HR/09/1268 dated 04.12.2009 with the built-up area 1,70,649.4 sqm under 8(b) Category Project. Now the project is operation phase.
- That, the Modification/Amendment of the projects is applied on the basis of actual status of our project.



- That, Comparative Statement of the project is as below:

S. No.	Description	As per previous EC Letter	Changes	Total	Unit
1.	Built up Area	170649.4	-849.08	169800.32	sqm
2.	Total no of Saleable DU's	748	208	956	nos.
3.	Total EWS Unit	146	26	172	nos.
4.	Total No. of Villas	-	44	44	nos.
5.	Max Height of Building	54	20.45	74.45	m
6.	Waste Water Generation	744	-304	440	kld
7.	STP Capacity	895	-345	550 However we have installed STP of 750 kld	kld

- That, as per earlier EC, total no. of DU's were 748 Main DU's, 146 EWS and 22 Penthouse. The population and water calculation was based on 135 lpcd as per NBC 2005. Total water demand (957 KLD), waste water generation (744 KLD) and STP capacity was 895 KLD. Now the no. of main DU's, EWS units and No. of Villas are 956,172 and 44 respectively. Based on present actual no. of DU's and 86 lpcd water demand as per construction manual MoEF, total water requirement is 580 KLD and waste water generation is 440 KLD which is less than the previous values. The STP installed at site is 750 KLD which is sufficient to cater to the present demand of water treatment.
- That, Copy of OC, Consent to operate is attached as **Annexure 2a and 2b**.
- That, No court case is pending against the project site.

The committee discussed the matter and recommended the amendment/modification in earlier Environment Clearance issued to the project vide no.SEIAA/HR/09/1268 dated 04.12.2009 as per above project details and all other contents and conditions mentioned in the Environment Clearance will remain same.

284.16 EC for Group Housing Development Project (2.303 acre) at Sector 37D, Gurugram, Haryana by M/s Ramprastha Promoters & Development Pvt. Ltd.

Project Proponent : None
Consultant : None

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/456831/2023 dated 27.12.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.818746 dated 13.12.2023.



The case was taken up in 284th meeting held on 05.01.2024. However, during the meeting a letter dated 05.01.2024 was placed before the committee vide which the PP requested to defer the case as they could not attend the meeting due to the unavoidable circumstances. The committee acceded with the request made by PP and deferred the case for next meeting.

284.17 EC for Proposed Residential Colony under NILP over an area measuring 116.29625 acres at Village Kherki Daula & Sikohpur, Sector 76 & 77, Gurugram, Haryana by M/s DLF Limited and Others

Project Proponent : Ms.Heena Husain
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/456674/2023 dated 27.12.2023 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.522761 dated 28.11.2023.

Table 1 – Basic Detail

Name of the Project: Proposed Residential Colony under New Integrated Licensing Policy (NILP) over an area measuring 116.29625 acres at Sector-76 & 77, Gurugram and Haryana is being developed by M/s DLF Ltd. and Others.		
Sr. No.	Particulars	Total
1.	Online Project Proposal Number	SIA/HR/INFRA2/456674/2023
2.	Latitude	28°22'56.22"N
3.	Longitude	76°59'29.49"E
4.	Total Plot Area	4,70,634.23 m ² (116.29625 acres)
5.	Net Planned area for phase-1	1,01,770.00 m ² (25.148 acres)
6.	Area Under sector road	12,085.00m ²
7.	Net plot area of net Planned area	89,685.00m ²
8.	Proposed Ground Coverage	12,042.00 m ²
9.	Proposed FAR	3,00,179.00 m ²
10.	Non FAR Area	2,61,741.84 m ²
11.	Total Built Up area	5,61,920.84m ²
12.	Total Green Area with Percentage	18,082.55m ² (@20.16% of net plot area of net planned area)
13.	Rain Water Harvesting Pits	22 nos.
14.	STP Capacity	825 KLD
15.	Total Parking	3,521 ECS



16.	Organic Waste Converter		2,000 kg/day
17.	Maximum Height of the Building		146.3 mtrs.
18.	Power Requirement		10,829 KW
19.	Power Backup		Total 5 Nos. of 11 KV DG Sets having total capacity of 10,010 KVA (4×2,250 KVA & 1×1,010 KVA)
20.	Total Population		10,231
21.	Total Water Requirement		877 KLD
22.	Fresh Water Requirement		557 KLD
23.	Treated/Recycled Water		320 KLD
24.	Waste Water Generated		687 KLD
25.	Solid Waste Generated		4,354 kg/day
26.	Biodegradable Waste		1,742 kg/day
27.	Number of Towers		7 nos.
28.	Max. No. of Floors		S+40F+PH
29.	Total no. of Dwelling Units		1,113 nos.
30.	Basement		3 nos.
31.	Area for Nursery School		0.2 acre
32.	Area for Primary School		0.5 acre
33.	R+U Value of Material used (Glass)		U-Value:2.2 W/m ² K SHGC: 0.27
34.	Total Cost of the project:	i) Land Cost	14,871.86 Cr.
		ii) Construction Cost	
35.	EMP Cost/Budget		Rs. 1752 lakhs 1. Recurring Cost; Rs. 776 Lakhs 2. Capital Cost;Rs. 976 Lakhs
36.	Incremental Load in respect of:	PM 2.5	0.01398 µg/m ³
		PM 10	0.02464µg/m ³
		SO ₂	0.06041 µg/m ³
		NO ₂	0.11053 µg/m ³
		CO	0.000033mg/m ³
37.	Construction Phase	Power Back-up	Temporary Connection
		Water Requirement & Source	Fresh water – 10 KLD for drinking. Treated water 100 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
		STP (Modular)	5 KLD



		Anti-Smog Gun	1
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The case was taken up in 284th meeting held on 05.01.2024. The PP alongwith consultant appeared before the committee and presented their case. During the meeting certain observations were raised by the Committee to which the PP submitted reply dated 05.01.2024 (copy enclosed) alongwith an affidavit stating therein as under:

1. That We have earlier obtained Environmental Clearance (EC) for Proposed Residential Plotted Colony in Sector-76 & 77, Gurugram, Haryana for total built-up area of 1,47,578 sq mtr and to developed on 1,10,762.5 m² (27.37 acres), out of Plot area of 4,60,111.387 sq mtr (113.696 Acres) though vide letter no. SEIAA/HR/2014/1357 dated 07/11/2014 which was valid till 06.11.2021. Thus, the validity of EC has expired.
2. We have also applied for expansion in EC on dated 08.12.2014. But the same proposal was de-listed by SEIAA, Haryana through Memo no. SEIAA/HR/2017/633 dated 14.09.2017.
3. That after the expiry of EC we have submitted fresh application for obtaining TOR over an area 113.696 on 26.07.2023 and accordingly TOR was granted on 03.08.2023. Afterwards case was taken up in 277th SEAC meeting on 25.09.2023. In that meeting we request to defer our case as there is some change in planning.
4. That we requested for withdrawal of this EC application due to change in planning of the project. There is a revision in area and the layout plan is changed under New Integrated Licensing Policy (NILP) of DTCP. The total area of project is increased from 113.696 acres to 116.29625 acres.
5. That after obtaining new revised zoning plan for 116.29625 acres under New Integrated Licensing Policy (NILP) we have submitted application under fresh category for TOR on 15.12.2023 and obtained TOR on 22.12.2023.
6. That EIA/EMP report was submitted on 27.12.2023 for Proposed Residential Colony under New Integrated Licensing Policy (NILP) over an area measuring 116.29625 acres.
7. That we have not carried out any construction activities till now at the project.
8. That at present we have submitted proposal to develop 25.148 acres part of 116.292625 acres.
9. That green area of 20.16% (18,082.55 sq mtr) of net planned area i.e. 25.148 acres will be developed at the project site.
10. That EMP budget is proposed as per the cost incurred on the development activities and land area of 25.148 acres. The EMP cost will be increased once the planning for balance parcel of the land is finalised.
11. That we will increase the solar capacity from 40 KWp to 80 KWp.
12. That we will take prior permission from concerned DFO to cut the existing trees if required.
13. That we have proposed 22 RWH pits on the land parcel of 25.148 acres. Out of 25.148 acres of land 2.987 acres of land is under sector road. Thus, net land area for RWH calculation will be 22.162 acres.

As discussed during the meeting, the PP also submitted EMP Budget details as follows:

Table 2 – EMP Details

During Construction Phase	During Operational Phase
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Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	5.00	20.00	Waste Water Management (Sewage Treatment Plant)	125.00	130.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	40.00	40.00
Green Belt Development	33.00	22.00	Green Belt Development	13.00	22.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	20.00
Rainwater harvesting system	0.00	0.00	Rainwater harvesting system	110.00	110.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	500.00	150.00	DG Sets including stack height and acoustics	100.00	100.00
Medical cum First Aid facility (providing medical room & Doctor)	10.00	120.00	Energy Saving (Solar Panel system)	20.00	20.00
Storm Water Management (temporary drains and sedimentation basin)	20.00	7.00			
Total	568.00	334.00	Total	408.00	442.00
G. Total			1,752 Lakhs		

A detailed discussion was held on the documents submitted regarding ETP, STP, court case, power assurance, ZLD, solar power, RWH, EMP Budget, green area as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with “**Gold Rating**” and was of the unanimous view that this case be recommended to the SEIAA



for granting **Environmental Clearance to DLF Limited, Milda Buildwell Pvt. Ltd. & others in collaboration with DLF Limited as per license issued by DTCP vide Endst. No. LC-5120/JE(SB)/2023/36210 dated 26.10.2023**) under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. 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.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.



11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. 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
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

22. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 18,082.55m² (@20.16% of net plot area of net planned area) shall be provided for green area development.**
23. **22 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
24. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
25. The PP shall increase the solar capacity from 40 KWp to 80 KWp.
26. The PP shall register themselves on <https://dustapphspcb.com> portal as per the [Direction No. 14 dated 11.06.2021](#) issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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



3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
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 PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust



- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

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

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 share holders/ 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 news papers 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 30days 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 Trans boundary 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.

284.18 EC (Under Violation) for IT Building on Plot No. 412-415, Udyog Vihar, Phase-IV, Gurgaon, Haryana by M/s Interpress Publishers Private Limited

Project Proponent : Shri Sunil Mehta
Consultant : Ind Tech House Consult



The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/453905/2023 dated 02.12.2023 for obtaining **Environment Clearance (Under Violation)** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.077549 dated 09.09.2022.

The case was taken up in 284th meeting held on 05.01.2024. The PP alongwith consultant appeared before the committee. During the meeting, an order dated 02.01.2024 passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Environment Clearance falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

284.19 Corrigendum in EC for Proposed Expansion of "Mapsko Garden Estate" plotted Township project at sector 26 & 27 village Ahamadpur, Sonapat, Haryana by M/s Mapsko Builders Pvt. Ltd.

Project Proponent : Shri Vipin Kumar
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal SIA/HR/MIS/302003/2023 for obtaining **Corrigendum in Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.500583 dated 07.07.2023.

The case was taken up in 284th meeting held on 05.01.2024. PP/Consultant presented the case before the committee. After discussion, the committee raised some observations. The PP replied to the observations in form of affidavit. The contents of affidavit are as under:

1. That, due to error in calculation of the areas, total plot area of the project was mentioned 137.24375 acres instead of 138.74928 acres. Copy of license and Approved layout plan is attached as Annexure 1.



2. That, there is no change in the other parameter of Environment Clearance except water demand, Discharge and STP capacity.
3. That, we have revised our water balance as per Construction manual by MoEF&CC @86 lpcd. Comparative statement of Water details are as below:

S. No.	Particulars	As per Previous EC	Changes	Quantity	Unit
1	Total water requirement	2036	-442	1594	KLD
2	Fresh Water requirement	1555	-437	1118	KLD
3	Waste water Generation	1904	-603	1301	KLD
4	Proposed STP Capacity	2300	-735	1565 KLD STP will be installed in module	KLD

1. The company is facing restrain from the local residents and allottees of various properties in the surrounding area and as such is not able to construct the required STP. It is proposed that the company shall discharge it's sewerage in the HSVP sewer which and shall take treated effluent from the said STP to be supplied and consumed in the township. The requisite permission for the same shall be obtained from the HSVP.
Alternatively in case of such permission being denied the company shall construct the required STP after due approval from HSVP in three modules as per site requirement.
2. That, revised water balance is attached as Annexure 2.
3. That, no court case is pending against the project site.

The committee after discussion considered the reply and agreed upon to recommend this case for granting Corrigendum with the condition that PP shall install STP in either case regarding permission from HSPCB is made available/denied as treated water from STP to be used for gardening and flushing through dual plumbing system shall have to maintain latest BOD norms for use of treated water for flushing, in earlier Environmental Clearance no.SEIAA/HR/2022/507 dated 13.10.2022 under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India whereas all other contents and conditions mentioned in the Environment Clearance will remain same.



284.20 EC for Expansion of Commercial Colony (Retail, Multiplex & Food Court) at village- Adampur, Sector-50, Gurugram, and Haryana by M/s Pyramid City Projects LLP & Others In Collaboration With Elan Ltd.

Project Proponent : None
Consultant : Vardan EnviroNet

The project was submitted to the SEIAA, Haryana vide online proposal No. SIA/HR/INFRA2/429821/2023 on dated 11.05.2023 for obtaining **Environment Clearance for Expansion** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 038690 dated 19.05.2023.

The case was taken up in 269th and 276th meeting held on 12.06.2023. However the case was deferred on request of PP as the permission of Revenue Rasta by the competent authority was under process.

The case was taken up in 284th meeting held on 05.01.2024. However, PP requested vide letter dated 04.01.2024 to defer their case as they could not attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred their case.

284.21 EC for Proposed Affordable Group Housing Colony over an area Measuring 4.25 Acres in the Revenue Estate Of Village-Gopalpur, Sector-99 A, Gurugram and Haryana by M/s Dishita Infra Private Limited

Project Proponent : Not present
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/439764/2023 dated 09.08.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.514404 dated 08.05.2023.

The case was taken up in 280th meeting held on 08.11.2023. However, PP stated vide letter dated 08.11.2023 that the site plan is approved with Tower A, B, G & commercial as freezed due to 66 KV HT line passing through the site. But the built up area is calculated/provided in application considering the unfreezed and freezed pockets and applied for shifting of 66 KV HT line. The permission is not received yet. Therefore, PP want to recalculate the built up area considering only unfreezed pockets, the freezed pocket will not be added.

Further, PP requested to raise ADS to the project for further process. The committee acceded with the request of PP and decided that an ADS be raised to enable PP to upload the revised details of the proposal on PARIVESH portal.



The ADS was raised on request of PP/Consultant which was replied and closed by the PP.

Thereafter, the case was taken up in 284th meeting held on 05.01.2023. However, the PP submitted a letter dated 05.01.2024 requesting to defer the case on the ground that the permission for shifting of HT Line has not been received from competent authority till date. The Committee acceded with the request of the PP and deferred the case for next meeting.

284.22 EC for Revision & Expansion of Affordable Group Housing Colony Project located in Village Hayatpur, Sector 93, District Gurugram, Haryana by M/s Signature Builders Private Limited

Project Proponent : Vineet Kumar
Consultant : Grass Roots

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/449921/2023 dated 23.10.2023 for obtaining **Environment Clearance for Revision & Expansion** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.818661 dated 18.09.2023.

The case was taken up in 280th meeting of SEAC held on 08.11.2023. However, the case was deferred on request of PP.

The Basic Details of the project as under:

Name of the Project: Expansion of Affordable Group Housing Colony Project at Village-Hayatpur, Sector-93, District-Gurugram, Haryana by M/s Signature Builders Pvt. Ltd.				
Sr. No.	Particulars	Existing	Expansion	Total Area (in M²)
	Online Project Proposal Number	SIA/HR/INFRA2/449921/2023		
1.	Latitude	28°24'48.62"N		
2.	Longitude	76°55'54.54"E		
3.	Plot Area	40,468.500	6,729.507	47,198.007
4.	Net Plot Area	--	--	--
5.	Proposed Ground Coverage (Residential + Commercial)	8902.458 (@22.85% of the Plot area)	1,009.297	9911.755 (@21% of the Plot area)
6.	Proposed FAR (Residential + Commercial)	91,398.693	15,295.434	1,06,661.704
7.	Non FAR Area	413.14	264.16	677.30
8.	Total Built Up area	91,779.41	15,559.59	107,339.00
9.	Total Green Area with Percentage	8,093.7 (20% of the Plot area)	1,345.9014	9,439.6014 (20% of the Plot area)



10.	Rain Water Harvesting Pits	10	+2	12	
11.	STP Capacity	650 KLD	+150 KLD	800 KLD	
12.	Total Parking	732 ECS + 1477 Scooters	122 ECS	854 ECS	
13.	Organic Waste Converter	4	--	4	
14.	Maximum Height of the Building (m)	44.85(G+14)	--	44.85(G+14)	
15.	Power Requirement (kW)	6000	+776	6,776	
16.	Power Backup	1,500 kVA(6*250 kVA)	---	1,500 kVA(6*250 kVA)	
17.	Total Water Requirement	665 KLD	+146 KLD	811 KLD	
18.	Fresh Water Requirement	478 KLD	+98 KLD	576 KLD	
19.	Waste Water Generated	545 KLD	+123 KLD	668 KLD	
20.	Solid Waste Generated	3,977 kg/day	+796 kg/day	4,773 kg/day	
21.	Biodegradable Waste	725.76kg/day	+ 2,138.04kg/day	2,863.8 kg/day	
22.	Number of Towers	14	2	16	
23.	Dwelling Units/ EWS	1,449 Nos.	239 Nos.	1,688 Nos.	
24.	Salable Units	--	--	--	
25.	Basement	--	--	--	
26.	R+U Value of Material used (Glass)	The project will involve limited use of clear & tinted glass having U-value less than 3.11w/m ² -°C.	--	The project will involve limited use of clear & tinted glass having U-value less than 3.11w/m ² -°C.	
27.	Total Cost of the project:	i) Land Cost ii) Construction Cost	INR 229.31 Crore	+ INR 115.69Crore	INR 345 Crore
28.	EMP Budget (per year)	iii) Capital Cost iv) Recurring Cost	--	Capital Cost : Rs. 376 lacs Recurring Cost : Rs. 46.5 lacs	Capital Cost : Rs. 376 lacs Recurring Cost : Rs. 46.5 lacs
29.	Incremental Load in respect of:		PM 2.5	0.018 µg/m ³	
			PM 10	0.027µg/m ³	
			SO ₂	0.004µg/m ³	



		NO ₂	1.289µg/m ³
		CO	0.493µg/m ³
30.	Status of Construction	The construction status of site as on date is as follows: The seven residential towers (i.e., Tower A, B, C, D, E, F, G) + GF + Max. 14 Floors consisting of Residential Apartments (G+14), Commercial Area (G+2), Community Building (GF) and Anganwadi (GF) which are in operation phase. The 7 more towers i.e. Tower "H, I, J, K, L & M" + GF + Max. 14 floors consisting of Residential Apartments (G+14), Commercial Area (G+1), Community Building (GF) and Anganwadi (GF) are under construction phase.	

The case was taken up in 284th meeting of SEAC held on 05.01.2024. The PP alongwith consultant appeared before the committee and presented their case.

The Action Taken w.r.t. the observations raised in certified compliance report were also discussed to which PP submitted an affidavit stating therein as under:

1. That we will install the AQI monitoring system and Anti-smog guns for mitigating the dust pollutions when construction will start for expansion part.
2. That we will maintain the records for the usage of water when project will be in operation phase.
3. That we will obtain the certificate from the independent expert for the installed STP at the site in due course of time and same will be submitted to the concerned department with next six-monthly compliance.
4. That we will carry out the monitoring of treated water from STP and same will be submitted with next six-monthly compliance.
5. That we will prepare detailed CER/EMP activities for next five years with financial implication and same will be submitted with next six-monthly compliance.

After discussion, the committee raised some observations. The PP replied to the observations in form of affidavit (**enclosed**). The contents of affidavit are as under:

- That we are going for Expansion of Affordable Group Housing Colony Project located in Village Hayatpur, Sector-93, District Gurugram, Haryana.
- That, no revenue rasta is passing through the project site.
- That, project cost as per the CA certificate is INR 345 Crores (Copy of CA certificate is enclosed as Annexure A).
- That, we will provide adequate savings through solar power.

The project was also granted environment clearance in this case earlier. The comparative/detailed area statement is as under:

Table 1: Detailed Area Statement

S. No.	Particulars	Area (m ²) (EC Accorded)	Area (m ²) (Achieved)	Area (m ²) (Expansion)	Total Area (m ²) (After Expansion)
1.	Total Plot Area	40,468.500	40,468.500	6,729.507	47,198.007
	Total Residential Plot Area	38,849.760	38,849.760	6,460.327	45310.087



	Total Commercial Plot Area	1,618.740	1,618.740	269.18	1887.920
2.	Permissible Ground Coverage	20,234.25 (50% of the Plot area)	20,234.25 (50% of the Plot area)	3,364.753	23599.003 (50% of the Plot area)
3.	Proposed Ground Coverage	8902.458 (@22.85% of the Plot area)	8902.458 (@22.85% of the Plot area)	1,009.297	9911.755 (@21% of the Plot area)
4.	Permissible FAR	91,458.81	91,458.81	15,208.68	1,06,667.49
	<ul style="list-style-type: none"> Residential FAR 	87,411.96 (@225% of the Residential Plot area)	87,411.96 (@225% of the Residential Plot area)	14,535.735	1,01,947.695 (@225% of the Residential Plot area)
	<ul style="list-style-type: none"> Additional FAR for SWM Residence (Residential Plot Area) 	1,165.493 (@3% of the Residential Plot area)	1,165.493 (@3% of the Residential Plot area)	193.81	1,359.303 (@3% of the Residential Plot area)
	<ul style="list-style-type: none"> Commercial FAR 	2,832.795 (@175% Commercial Plot area)	2,832.795 (@175% Commercial Plot area)	471.065	3,303.860 (@175% Commercial Plot area)
	<ul style="list-style-type: none"> Additional FAR for SWM Residence (Commercial Plot Area) 	48.56 (@3% Commercial Plot area)	48.56 (@3% Commercial Plot area)	8.0776	56.6376 (@3% Commercial Plot area)
5.	Proposed FAR	91,398.693	91,398.693	15,295.434	1,06,661.704
	<ul style="list-style-type: none"> Proposed Residential FAR 	88,492.673 (@227.86% of the Residential Plot area)	88,492.673 (@227.86% of the Residential Plot area)	14,810.203	1,03,302.876 (@227.99% of the Residential Plot area)
	<ul style="list-style-type: none"> Proposed Commercial FAR 	2,873.597 (@177.57% of the Commercial Plot area)	2,873.597 (@177.57% of the Commercial Plot area)	485.231	3358.828 (@177.91% of the Commercial Plot area)
6.	Non-FAR Area	413.14	413.14	264.16	677.30
7.	Total Built Up Area (5+6)	91,779.41	91,779.41	15,559.59	107,339.00
8.	Green Area	8,093.7 (20% of the Plot area)	8,093.7 (20% of the Plot area)	1,345.9014	9,439.6014 (20% of the Plot area)
9.	Maximum Height of the building (m)	44.85(G+14)	44.85(G+14)	--	44.85(G+14)

ENVIRONMENT MANAGEMENT PLAN



COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)	EXPENDTURE COST (INR LAKH/YR)
Sewage Treatment Plant	112	10	104
Rain Water Harvesting System	25	2.5	14.21
Solid Waste Management	12	3	7
Environmental Monitoring	2	6	3
Green Area/ Landscape Area	115	15	65
Others (Energy saving System, miscellaneous)	55	10	40
Sub-Total	321	46.5	233.21
CER			
Plantation in nearby School	5	---	---
Drinking Water facilities in nearby schools	5	---	---
Arrangement of Medical Camp	5	---	---
Renovation work of School Near by Village	10	---	---
Distribution of School Bags/Uniform/ and accessories	5	---	---
Road and Others Infra development in School/Village	10	---	---
Training/Promotion of Green Buildings technology /Environment Monitoring and Sustainability.	5	---	---
Wildlife Fund	10	---	---
Total	376	46.5	233.21

A detailed discussion was held on the documents submitted regarding earlier EC, CCR, ATR, Building Plan, Revenue Rasta, CA Certificate, Solar Power, ETP, STP, court case, EMP Budget, licenses, green area as well as the submissions made by the PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Signature Builders Pvt. Ltd. (as per the license issued by DTCP vide Endst. No.LC-3068-F/JE(SJ)/2023/26715 dated 14.08.2023)** under EIA



Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
11. The PP shall not carry any construction above or below the Revenue Rasta, if any
12. The PP shall keep the ROW below the HT Line passing through the project, if any.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.



14. The PP shall 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
15. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP may provide electric charging stations to facilitate electric vehicle commuters.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

21. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 9,439.6014 (20% of the Plot area) shall be provided for green area development.**
22. **12 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
23. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
24. The PP shall register themselves on <https://dustapphspcb.com> portal as per the [Direction No. 14 dated 11.06.2021](#) issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

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



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

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

II Water Quality Monitoring and Preservation

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

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.
- 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



- 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 share holders/ 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 news papers 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 30days 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 Trans boundary 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.

284.23 Modification in Environment Clearance of Group Housing Project "RAISINA RESIDENCY" at Sector-59, Village-Ullahwas, Gurgaon, Haryana by M/s Standard Farms Private Limited.

Project Proponent : Mr. Kamal Kant Sahgal
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/MIS/305339/2023 dated 05.10.2023 for obtaining **Modification in Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.008827 dated 08.09.2023.



The case was taken up in 280th meeting held on 08.11.2023. The committee discussed the case and raised some observations.

The case was taken up in 284th meeting held on 05.01.2024. The PP submitted the following reply vide letter dated 22.12.2023 of observations raised in 280th meeting:

Sr.No.	Observation	Reply
1	The PP shall submit status of EC earlier obtained vide SEIAA letter no. DEH/09/SEIAA/50 dated 01.04.2009 the validity of which has already been expired.	The building is already under operation phase for which part OCs were obtained vide Memo No. ZP-297/JD(BS)/2012/4529 dated 29/03/2012 for building blocks A, B, D1, E, E1 (187 dwelling units); vide Memo No. ZP-297/SD(BS)/2013/60355 dated 12/12/2013 for Building Block BI, New Victoria (105 Dwelling Units), 4 Nos. Villas and Community Centre and vide Memo No. ZP-297/SD(BS)/2014/14310 dated 01/07/2014 for Tower C and C1. Six monthly compliances are being submitted regularly. The same is attached as Annexure 1. Now, have applied for the modification to the existing Environment Clearance in order to include the previously omitted non-FAR area of 28,089.959 sqm. The actual built-up area of the project has been revised to 1,22,293.079 sqm. The plot area is 47,469.551 sqm.
2	The PP shall submit status of court cases in detail, pending with NGT/HSPCB/RWA in details	<ul style="list-style-type: none"> • Name of parties/commission/court/case No.- HSPCB Vs Raisina Residency and others complaint no. 08-A/2021 • Pending before - Environment Court, at Faridabad in Haryana • Issue- The said complaint is under Section 43, 44 & 45A read with Section 47 for alleged violation of section 24 & 25 of Water (Prevention & Control of Pollution) Act, 1974, alleging that the said association was discharging untreated effluents into adjacent lands causing pollution and health hazards. <p>The details of the said case are attached as Annexure 2.</p>

However, vide letter dated 05.01.2024, the PP requested to defer the case on the ground that due to bad weather their flight was cancelled, therefore, they were unable to attend the meeting. The committee acceded with the request of PP and deferred the case for next meeting.



284.24 EC for Proposed Residential Plotted Colony in the revenue estate of Village: Kherki Daula & Sikhopur, Sector 76 & 77, Gurugram, Haryana by M/s DLF Limited

Proponent : Ms.Heena Husain
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/440558/2023 dated 23.08.2023 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.522050 dated 13.06.2023.

The case was taken up in 277th meeting held on 03.10.2023. The committee observed that the EC for this project has been already issued vide SEIAA letter dated 07.11.2014 in the name of M/s DLF Utilities Ltd. whereas now the case has been applied as a fresh in the name of M/s DLF Limited, therefore, correction is also required in the record for change of name. The PP made a written request to defer their case as they need to submit more information regarding their project. The committee acceded with the request of PP and deferred their case.

The case was taken up in 284th meeting held on 05.01.2024. Vide letter dated 06.12.2023, PP/Consultant submitted that due to change in planning of the project there is revision in area and also the layout is changed under New Integrated Licensing Policy (NILP) of DTCP. It was further submitted by PP that an application for Environment Clearance has separately been submitted on dated 27.12.2023 for proposed Residential Colony under New Integrated Licensing Policy (NILP) over an area measuring 116.29625 acres. PP further requested to withdraw the application of EC submitted earlier. An affidavit dated 05.01.2024, has also been submitted by PP in support of their case which is as under:

1. That We have earlier obtained Environmental Clearance (EC) for Proposed Residential Plotted Colony in Sector-76 & 77, Gurugram, Haryana for total built-up area of 1,47,578 sq mtr and to developed on 1,10,762.5 m² (27.37 acres), out of Plot area of 4,60,111.387 sq mtr (113.696 Acres) though vide letter no. SEIAA/HR/2014/1357 dated 07/11/2014 which was valid till 06.11.2021. Thus, the validity of EC has expired.
2. We have also applied for expansion in EC on dated 08.12.2014. But the same proposal was de-listed by SEIAA, Haryana through Memo no. SEIAA/HR/2017/633 dated 14.09.2017.
3. That after the expiry of EC we have submitted fresh application for obtaining TOR over an area 113.696 on 26.07.2023 and accordingly TOR was granted on 03.08.2023. Afterwards case was taken up in 277th SEAC meeting on 25.09.2023. In that meeting we request to defer our case as there is some change in planning.
4. That we requested for withdrawal of this EC application due to change in planning of the project. There is a revision in area and the layout plan is changed under New Integrated Licensing Policy (NILP) of DTCP. The total area of project is increased from 113.696 acres to 116.29625 acres.



5. That we have not carried out any construction activities till now at the project.
6. That we have already submitted request letter on 29.12.2023 with SEAC, Haryana.

After due deliberation and documents submitted by the PP in support of their contention, the committee acceded with the request of PP and decided to recommend the case alongwith the supporting documents to SEIAA for withdrawal.

284.25 EC for Mining of Sand (Minor Mineral) from the Riverbed of Yamuna River (Sultanpur Unit) with 10,80,000 MT/ year production over an area of 33.42 Ha located at Village Sultanpur & Atwa, Tehsil & District Palwal and State Haryana by M/s M.M. Traders

Project Proponent : Sh.Vipin Sharma
Consultant : Parivesh Environmental

The Project Proponent submitted online Proposal SIA/HR/MIN/428049/2023 dated 15.05.2023 for obtaining Environmental Clearance under Category 1(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No. 571049 Dated: 05.11.2022. The ToR was granted to the project on 15.11.2022.

The said case was taken up during 268th meetings of SEAC held on 31.05.2023 and SEAC recommended the Project to SEIAA for Grant of Environment Clearance under Category B1, 1(a) for one year, under EIA Notification under Category B1, 1(a) dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India for Mining of Sand (Minor Mineral) from the Riverbed of Yamuna River in Sultanpur Unit with 10,80,000 MT/year production as mentioned in LOI/Mining Plan/EIA Report/ToR/DSR/Replenishment Report for plan period with maximum depth upto 3.0 m as per Replenishment Study Report approved by Director Mines & Geology, Haryana and for quantity of 10,80,000 TPA.

The recommendation of SEAC was taken up during 159th Meeting of SEIAA held on 15.06.2023. The Authority referred back the case to SEAC with some observations.

The case was taken up in 275th meeting of SEAC held on 22.08.2023. The PP as well submitted the reply dated 19.08.2023 to the observation raised by SEIAA.

The reply submitted by the PP with regard to the observations raised by SEIAA in its 159th meeting as well as submission made by PP in support of their contention during the presentation was thoroughly discussed during the meeting in detail discussion. After due deliberation, the committee found the documents submitted by the PP in order and further decided that the case be recommended to SEIAA for granting of EC with conditions as conveyed vide 268th meeting of SEAC held on 31.05.2023.

The recommendations of SEAC were taken up in 165th Meeting of SEIAA. The SEIAA observed as under:



1. That Replenishment Report required in the instant case is not furnished before the Authority, whereas "only" a reference of Replenishment Report / Study has been made, through a letter dated 31.05.2023, issued from Mining Officer, Palwal. This does not serve the purpose and intent of the methodology and requirement under the Sand Mining Guidelines, 2020.
2. That Hon'ble National Green Tribunal (NGT) in OA No. 173 of 2018 in the case of Sudarshan Das Versus State of West Bengal & Ors. made certain directions to the Union Government, in pursuance to the same MOEF & CC, GOI framed "ENFORCEMENT & MONITORING OF SAND MINING GUIDELINES, 2020".

Enforcement & Monitoring of Sand Mining Guidelines, 2020, Para No. 4, Para No. 5 & Para No. 6, provides a detailed methodology & mechanism for the Grant of Environment Clearance for the Sand Mining Projects (River Bed & Outside the River Bed).

In view of the above, the Authority decided to convey to the Expert Committee (SEAC) that adequate attention should be paid to Para No. 4, Para No.5 & Para No. 6 of the said guidelines, while making appraisal/ assessment & recommendations to the Authority in the Sand Mining Cases.

The SEIAA decided to refer back the case observing that due diligence and utmost attention is expected to be exercised, while looking into the following details:

1. District Survey Report (DSR) (Validity, Size, Location & Relevance to the Proposal) Para No. 4.1 of the Sand Mining Guidelines, 2020.
2. Approved Mining Plan (Specifically quantum, lease period, validity & citing parameters) Para No. 4.3 of the Sand Mining Guidelines, 2020.
3. Replenishment Study Report (Methodology & Mechanism adopted) Para No. 5.0 of the Sand Mining Guidelines, 2020.

The case was taken up in 278th meeting held on 13.10.2023. However, the case was deferred on request of PP.

The case was taken up in 281st meeting held on 24.11.2023. The PP along with consultant has appeared before the committee and the reply submitted PP was thoroughly discussed. However, the committee found that the reply was incomplete and not appropriate according to the observations raised by SEIAA. Further, consultant and PP are directed to submit the complete and appropriate reply according to the observations of SEIAA so that the case can be taken up in the next meeting.

The case was taken up in 284th meeting held on 05.01.2024. The PP along with consultant appeared before the committee for presenting their case. PP further submitted reply to the observation raised by SEIAA in its 165th meeting which is as under:



S. No.	Observations	Reply
1)	Letter of Intent	Letter of Intent has been issued by the Director Mines & Geology Haryana vide letter no. DMG/HY/ SULTANPUR UNIT/PALWAL/2022/5242 PANCHKULA dated 17-08-2022 for Mining of Sand (Minor Mineral) in Sultanpur Unit, comprising Sultanpur & Atwa villages over an area of 33.42 hectares in district Palwal, Haryana for a period of 8 years. Refer Annex 1.
2)	District Survey Report (DSR) (Validity, Size, Location & Relevance to the Proposal) Para No. 4.1 of the Sand Mining Guidelines, 2020.	Approved District Survey Report has been obtained vide Memo MO/FBD/28 dated 05.01.2022 for proposed Sultanpur & Atwa unit. An update regarding district name in recommendation of District Survey Report has been done vide Memo no. MO / FBD/ 3266 date 16.10.2023 which has been forwarded to SEIAA vide reference no.10814 dated 31.10.2023. Refer Annex 2.
3)	Approved Mining Plan (Specifically quantum, lease period, validity & citing parameters) Para No. 4.3 of the Sand Mining Guidelines, 2020.	As per rule 70 of Haryana Minor Mineral Concession, Stocking, Transportation of Minerals & Presentation of Illegal Mining Rule, 2012, the mining plan was approved vide reference no. DMG/ HG/ SULTANPUR UNIT/ 2022/ 6375-6378 DATED 18.10.2022 for the production capacity of 10,80,000 MTPA. Refer Annex 3.
4)	Replenishment Study Report (Methodology & Mechanism adopted) Para No. 5.0 of the Sand Mining Guidelines, 2020.	The Replenishment Plan was approved from Mining Office, Mines & Geology Department, Ambala vide Memo No. Mining/FBD/ 721 dated 31.05.2023 for the replenishment of sand 12,61,512 MTPA. Refer Annex 4.

The reply as well as documents submitted by PP in support of their contention, were thoroughly discussed in the meeting. Shri Deepak Hooda, State Geologist was also present in the meeting a representative of Mines & Geology Department and also authenticated the documents as submitted by PP. After detailed deliberation, the committee decided to recommend the case to SEIAA alongwith the reply/documents submitted by PP.

284.26 EC for Proposed Sand Mining project at Village Dostpur, Tehsil & District Palwal, State Haryana (Mining lease area: 65.98 ha) by M/s Darsh Buildinfra Private Limited

Project Proponent : Shri Mohit Goyal
Consultant : Eco Paryavaran

The Project Proponent submitted online Proposal No. SIA/HR/MIN/432052/2023 dated 20.06.2023 for obtaining **Environment Clearance** under Category 1(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/-vide DD No. 045227 dated 16.02.2023.



The case was taken up during 272nd meetings of SEAC held on 14.07.2023 and the Appraisal Committee (SEAC) made recommendations to the Authority for Grant of Environment Clearance for ONE YEAR, under EIA Notification dated 14.09.2006 issued by the MOEF & CC, GOI for Mining of Sand (Minor Mineral) from the Riverbed of Yamuna River in Dostpur Block with 29,16,000 MT/year production as mentioned in LOI/ Mining Plan /EIA Report/ ToR/ DSR/ Replenishment Report for plan period with maximum depth upto 3.0 meter as mentioned in Replenishment Study Report approved by Director Mines & Geology, Haryana and for quantity of 29,16,000 TPA.

The case was taken up during 163rd Meeting of SEIAA held on 02.08.2023. The authority referred back the case to SEAC with some observations.

The case was taken up in 276th meeting held on 07.09.2023. The PP submitted reply of observations raised by SEIAA vide letter dated 22.08.2023.

The committee after deliberation recommended this case to SEIAA along with additional stipulation (given below) and other standard and specific conditions which committee has already conveyed vide MoM of 272nd meeting of SEAC.

Additional Stipulations:

The PP shall develop total 15 hac. of community/panchayati area in the nearby village and project site area as green belt in consultation with local people and other stake holders to meet with the demand of public hearing and shall do plantation of 45000 trees on the project site as proposed.

The case was taken up during 166th Meeting of SEIAA held on 19.09.2023.

After having seen the relevant record placed on the file, besides perusing the recommendations of the Appraisal Committee (SEAC); the Authority observed that the DSR (District Survey Report) pertaining to the Project was that of a copy of DSR of the adjoining District Faridabad, with minor tweaking of contents, here & there.

In view of the above, the Authority referred back the case with the following directions:

1. District Survey Report (DSR) should be strictly as per the directions of Hon'ble Supreme Court of India vide its order dated 10.11.2021 in Civil Appeal No. 3661-3662 of 2022 titled as State of Bihar V/s Pawan Kumar.
2. District Survey Report (DSR) as required in the case should be in accordance with the directions of MOEF & CC, GOI issued vide OM dated 28.04.2023.
3. Enforcement and Sand Mining Guidelines, 2020 should be kept in mind while preparing and submitting the DSR alongwith other details like Replenishment Study, Approved Mining Plan etc.

The case was taken up in 278th meeting of SEAC, Haryana held on 13.10.2023. However, vide email dated 13.10.2023, the PP sent a request to the effect that due to some



reasons, they are unable to attend the meetings. The committee acceded with the request of PP and deferred the case.

Dr.Madhvi Gupta, Mining Officer, representative from Directorate, Mines & Geology, Haryana was also present during the meeting authenticated the documents as well submissions made by PP in support of their case and she further confirmed that Mines & Geology Department, Haryana is competent to auction/allow mining and according LoI has been issued in this case.

The case was taken up in 280th meeting held on 08.11.2023. The PP submitted reply of observation raised by SEIAA. The committee discussed the reply and found it incomplete. The committee directed the PP/consultant to submit the complete reply of the observations raised by SEIAA. The case shall be taken up as and when complete reply is received from the PP.

The case was taken up in 284th meeting held on 05.01.2024. The PP alongwith consultant appeared before the committee and presented their case. The PP also submitted reply **(enclosed)** to the observation of SEIAA raised in 166th meeting as under:

Sr. No.	Query	Reply
1.	District Survey Report (DSR) should be strictly as per the directions of Hon'ble Supreme Court of India vide its order dated 10.11.2021 in Civil Appeal No.3661-3662 of 2022 titled as State of Bihar V/s Pawan Kumar.	DSR has been prepared by the District Administration in coordination with the related Departments. As such DSR has been prepared as per the directions of Hon'ble Supreme Court of India issued vide its order dated 10.11.2021
2.	District Survey Report (DS) as required in the case should be in accordance with the directions of MOEF & CC, GOI issued vide OM dated 28.04.2023.	Similarly while preparing the DSR the concerned guidelines have been as prescribed in the directions of MOEF & CC, GOI issued vide OM dated 28.04.2023.
3.	Enforcement and Sand Mining Guidelines, 2020 should be kept in mind while preparing and submitting the DSR alongwith other details like Replenishment Study, Approved Mining Plan etc."	Enforcement and Sand Mining Guidelines, 2020 had been issued by the competent authority. The procedure deliberated in sand mining guidelines while preparation of DSR has been adopted and DSR prepared accordingly

The PP further submitted that the shortcomings/correction required were brought into the notice of the concerned authorities and specifically the DC Palwal with request to effect the necessary corrections. The DC Palwal vide letter.no.10814 dtd 31/10/2023 has intimated that **"necessary corrections in the DSR have been made and corrected part may be read as the integral part of the approved DSR of Distt Palwal."**The approved DSR of Distt has been duly signed by all the concerned officers including DC Palwal. A copy of the corrections as mentioned



in DMO Palwal letter no 3266 dated 16/10/2023 are also enclosed with the reply as **Annexure-I**, **Annexure-II** and **Annexure-III**.

The reply as well as enclosed documents submitted by PP in support of their contention was thoroughly discussed in the meeting. Shri Deepak Hooda, State Geologist was also present in the meeting as a representative of Mines & Geology Department and also authenticated the documents as submitted by PP. After detailed deliberation, the committee decided to recommend the case to SEIAA alongwith the reply/documents submitted by PP for granting of EC along with standard and specific conditions which committee has already conveyed vide its MoM of 272nd meeting.

284.27 EC for Capacity Expansion Of Formaldehyde Manufacturing Unit (Under Violation) In Existing Facility From 100 TPD To 120 TPD At Plot No M-28 & E-57, Industrial Area, Yamunanagar, Haryana by M/s Globe Panel Industries India Pvt. Ltd.

Project Proponent : None
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/IND3/449056/2023 dated 19.10.2023 for obtaining **Environment Clearance for Expansion (Violation Category)** under Category 5(f) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.50,000/- vide DD No. 001185 dated 11.04.2022.

The aforesaid Proposal was recommended to SEIAA by SEAC in its 282nd Meeting. Thereafter, the case was taken up during 170th Meeting of SEIAA held on 29.11.2023. The Authority held discussion and decided to Refer back this case to Expert Committee (SEAC) with the directions to re-look into the following issues:

1. That the amount of Additional 0.25% Penalty mentioned at Col. No. 3 of Sr. No. 2 in Table No. 03; needs clarifications? (is it Rs. 64 Crore or otherwise as the details are not matching with the total amount worked out in this case)
2. That the details/activities indicated in table No. 05 i.e. Damage remediation plan; seems activities of CSR instead of Remediation OR restoration of Environment; needs clarifications?
3. That the PP has shown using 2 KLD of fresh water for landscaping, why not the excess treated water? Domestic consumption of 1 KLD seems to be very less, how much is the population? Domestic consumption would depend upon the Number of personnel working + visitors. What is the capacity of Cooling Tower, how to justify the loss of 76 KLD of water in Evaporation?
4. That the PP has shown that there is Zero Liquid Discharge from the Process of Manufacturing, (is it a possible reality?), needs clarifications & comments of the Appraisal Committee.

The case was taken up in 284th meeting held on 05.01.2024. The PP alongwith consultant appeared before the committee. During the meeting, an order dated 02.01.2024



passed in CWP No.1394 of 2023 titled Vanshakti Vs. Union of India by Hon'ble Supreme Court was placed before the committee. It has been further apprised to the Committee that vide said order, the Hon'ble Supreme Court has put a stay in operation of the office Memoranda dated 07.07.2021 (**an SoP to be adopted in cases submitted under violation category**) and 28.01.2022 issued by the Ministry of Environment, Forest & Climate Change, GoI, till further order. The present case is submitted for granting Environment Clearance falling in violation category and vide above mentioned order, a stay has been put on the operation of Memorandum dated 07.07.2021 and 28.01.2022.

Further, an OM dated 08.01.2024 also circulated through Ministry of Environment, Forests & Climate Change, GoI reiterating the above mentioned order.

A discussion was held in the meeting and after due deliberation, the committee has decided to defer the case till further order of Hon'ble Supreme Court of India/MoEF&CC on the subject matter.

