

Minutes of the 155th Meeting of the State Expert Appraisal Committee, constituted for considering Environmental Clearance of Projects (B category) under Government of India Notification dated 14.09.2006, held on 11th July, 2017 under the Chairmanship of Sh. G.R. Goyat, Chairman, SEAC at Panchkula

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

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Secretary to give brief background of this meeting. The minutes of the 154th Meeting were discussed and approved with following modification:

The following para may added at the end of agenda item No. 154.01.

"SEAC further recommended for legal action under section 19 of Environment (Protection) Act, 1986 against the project proponent and its Directors for violation of EIA Notification as already admitted by the PP in their letter dated 06.07.2017."

It was further informed that in this meeting 09 number projects are to be taken up for scoping, appraisal and grading as per the agenda/minutes circulated.

After preliminary discussion, the following projects were taken up on case-to-case basis:-

155.01 Environment Clearance for construction of Sewage Treatment Plant(4.0 MLD)at village-Kithwari,Tehsil-Palwal, Distt-Palwal, Haryana by M/s Public Health Engineering Department, Division No.III, Palwal.

Project Proponent : Mr. Sanjeev, Executive Engineer

Consultant : Vardan EnviroNet Pvt. Ltd.

The project was submitted to the SEIAA, Haryana on 23.02.2017. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC. Thereafter the case was taken up for approval of Terms of Reference in the 150th meeting of the SEAC held on 07.04.2017.

The Project Proponent requested for adjournment and the same was discussed in the meeting. The Committee acceded to the request and decided to list the project in the 151st meeting of the SEAC. Accordingly the notice will be issued by the Secretary, SEAC to the Project Proponent.

Thereafter, the case was taken up in the 151st meeting of the SEAC held on 02.05.2017.

During discussions it was pointed out by the PP that Hon'ble National Green Tribunal Principal Bench in O.A. No. 122 of 2013 in the matter of Rajpal versus State of Haryana, has issued orders on 21.11.2013 directing SEIAA to process the application and complete the entire exercise of granting clearance-Conditional or otherwise or refusing the same within two months thereafter. The project proponent submitted the case for obtaining Environmental Clearance to the SEIAA, Haryana on 07.03.2017.

In view of the orders of Hon'ble NGT, the SEAC is of the opinion that the discharge into the sewer and the drain passing nearby may be got analyzed scientifically in detail by an expert body to find out the extent of industrial effluent in the discharge so as to decide the issue of installation of CEPT or STP.

In this regard it was unanimously opined that Haryana Pollution Control Board, which is an expert Government agency dealing with the cases of industrial effluents in the state, may be requested to conduct a detailed comprehensive study of the discharge in the sewer and the drain and submit the extent of industrial effluent so as to decide whether this a case of STP or CEPT. The PP had agreed to submit the compliance report at an early date.

The observations of 151st meeting were conveyed to the PP vide letter No. 1938 dated 11.05.2017. The PP submitted the reply on dated 19.06.2017. Thereafter, the case was taken up in the 155th meeting of the SEAC held on 11.07.2017.

After detailed discussions, the following shortcomings were concluded:

1. The PP should submit revised Green Belt Plan.
2. The PP should give the copy of affidavit submitted in the Hon'ble NGT Court.
3. The PP should submit exact distance from the Agra Canal and River Yamuna.
4. The PP should submit the CPCB norms for location of STP.
5. The PP should submit exact distance and location of STP from the nearby habitation.
6. The PP should submit proposal for installation of at least two DG sets and also give undertaking for DG sets stack height as per CPCB norms.
7. The PP should submit measurement for controlling foam and foul smell from the proposed STP.
8. The PP should submit the proposal for installation of online devise for BOD and link with the website of HSPCB.
9. The PP should give proposal for reverse and recycling of discharge from the STP.
10. The PP should submit Ambient Air Quality report.
11. The PP should submit undertaking for obtaining CTE from HSPCB before start of construction.

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

155.02 Environmental Clearance for proposed affordable group housing scheme measuring 5.6534 acres in Sector 32-A, District Karnal, Haryana by M/s JD Universal Infra Ltd.

Project Proponent : Sh. Krishan Veer Rathi
Consultant : Ind Tech House Consult

The project was submitted to the SEIAA, Haryana on 14.09.2016. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC.

The case was taken up for appraisal in the 141st meeting of the SEAC held on 29.09.2016.

After details discussions, the following shortcomings were observed:

1. The PP should submit the status of the construction of their project giving a duly notarized affidavit from the director of the Company.
2. The PP should submit solar energy generation plan as per HAREDA.
3. The PP should submit detailed design calculations of STP alongwith dimension of each component and also submit unit wise reduction of BOD for STP.
4. The PP should submit disposal plan of MSW Biodegradable waste.
5. The PP should submit the permission for discharge of treated water from the Competent Authority.
6. The PP should submit the detail Rain Water Harvesting proposal along with design as per HUDA norms and as approved by Central Ground Water Authority (CGWA) for zero runoff discharge.
7. The PP should submit detailed design and dimensions of recharge pit and de-silting chamber along with rain water harvesting maintenance plan.
8. The PP should submit revised fresh water requirement and water balance diagram.
9. The PP should submit surface/stilt parking plan along with details of parking space provided & traffic movement pattern along with width of internal roads.
10. The PP should submit revised site plan showing, electric panel room & other constructions within zoned area only.
11. The PP should submit the Built-up Area Statement to include balconies in the Non F.A.R. areas which has not been taken into account.
12. The PP should submit detailed green belt plan of atleast 30% viz:
 - (a) Width, length and area to be covered under the green belt;
 - (b) Number of rows of trees to be planted; and
 - (c) Tree species required to be planted and spacing to be maintained between them depending on the local climate and site conditions.

The observations of 141st meeting were conveyed to the PP vide letter No. 1503 dated 05.10.2016. The PP submitted the reply vide letter dated 03.03.2017. Thereafter, the case was taken up in the 150th meeting of the SEAC held on 06.04.2017.

After details discussions, the following shortcomings were observed:

1. The PP should submit solar energy generation plan as per HAREDA.
2. The PP should submit detailed design calculations of STP alongwith dimension of each component and also submit unit wise reduction of BOD for STP.
3. The PP should submit disposal plan of MSW Biodegradable waste.
4. The PP should submit the permission for discharge of treated water from the Competent Authority.
5. The PP should submit the detail Rain Water Harvesting proposal along with design as per HUDA norms and as approved by Central Ground Water Authority (CGWA) for zero runoff discharge.
6. The PP should submit detailed design and dimensions of recharge pit and de-silting chamber along with rain water harvesting maintenance plan.
7. The PP should submit revised site plan showing, electric panel room & other constructions within zoned area only.
8. The PP should submit the Built-up Area Statement to include balconies in the Non F.A.R. areas which has not been taken into account.
9. The PP should submit detailed green belt plan of atleast 30% viz:
 - (a) Width, length and area to be covered under the green belt;
 - (b) Number of rows of trees to be planted; and
 - (c) Tree species required to be planted and spacing to be maintained between them depending on the local climate and site conditions.

The observations of 150th meeting were conveyed to the PP vide letter No. 1905 dated 17.04.2017. The PP submitted the reply on dated 21.06.2017. Thereafter, the case was taken up in the 155th meeting of the SEAC held on 11.07.2017.

During presentation, the Committee was informed that it is a proposed Affordable Group Housing Scheme measuring 5.6534 acres in Sector 32-A, District Karnal, Haryana by M/s JD Universal Infra Ltd.. The estimated cost of the project is Rs. 128 Crores. Total Plot area is 5.6534 Acres (22878.46 Sq. Meters). Total built up area will be approximately 62411.142 Sq. Meters. The project will comprise of 8-Residential+1Commercial Blocks. The maximum height of the building is approx. 44.95 meters. It was also informed that the green area development has been kept as 21.06 % (i.e. 4818.257 Sq. Meter approximately) of the total plot area. 22878.46 Sq. Meters) of the total plot area would be earmarked for plantation in the form of shelter belt around the periphery of the project area and in the form of avenue line on either side of the roads. 2508.39 Sq. Meters of the total plot area under herbs/ shrubs/climbers / lawns, parks. The total water requirement for the project will be 659 KLD (i.e. 403KLD of fresh water & 256 KLD of recycled treated water). The waste water generation will be 534 KLD which will be treated upto tertiary level in STP having total capacity of 650 KLD. The STP treated water will be used for flushing, cooling, horticulture and other misc. purposes.

The Air quality data shows exceeding baseline in respect of PM₁₀ and PM_{2.5} parameters which ranges approximately from 122 and 73 respectively. Incremental air pollution in respect of PM₁₀ is 0.007 µg/m³. PP has submitted special mitigative measures for controlling air pollution for construction phase and operation phase which includes 5 meters high barricade wall at the periphery, broad leafy trees would be planted as green belt, trees with heavy foliage would be planted on both side of carriage way, ultra low sulphur Diesel (5 ppm) would be used as fuel in DG Sets, Stack height of DG set would be as per CPCB norms. These measures would minimize the impact on air environment.

It was informed by the project proponent that the power requirement for the project will be 3000 KW. Parking requirement for the project as per Haryana Bye Laws is 426 ECS but the parking proposed to be provided in the project is 562 ECS. There will be total solid waste generation of 2.34 TPD. Out of this

the bio-degradable waste 1.40 TPD will be composted in 1 Nos. of Organic Waste Converter provided within the project premises and the manure produced will be used for horticulture and green development. The calculations of the same are in accordance with the prescribed norms. It was pointed out that the required water for the project will be provided through HUDA.

Detailed discussions were held about Solid Waste Management, rain water harvesting, fire fighting plan, noise and vibration plan, health and welfare of the laborers, electrical hazard plan, environment monitoring plan, energy conservation measures and environment management plan. There will be 06 numbers of rain water harvesting structures as approved by the Central Ground Water Authority (CGWA). The mitigation measures were found in order by the Committee.

After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following stipulations:

PART A-
SPECIFIC CONDITIONS:-

Construction Phase:-

- [1] "Consent for Establish" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana before the start of any construction work at site.
- [2] A first aid room as proposed in the project report shall be provided both during construction and operational phase of the project.
- [3] Adequate drinking water and sanitary facilities shall be provided for construction workers at the site. Provision should be made for mobile toilets. Open defecation by the labourers is strictly prohibited. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.
- [4] All the topsoil excavated during construction activities shall be stored for use in horticulture/landscape development within the project site.
- [5] The project proponent shall ensure that the building material required during construction phase is properly stored within the project area and disposal of construction waste should not create any adverse effect on the neighboring communities and should be disposed of after taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- [6] Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water and any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approval of the Haryana State Pollution Control Board.
- [7] The diesel generator sets to be used during construction phase shall be of ultra low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- [8] The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- [9] Ambient noise levels shall conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to reduce ambient air pollution and noise level during construction phase, so as to conform to the stipulated residential standards of CPCB/MoEF.
- [10] Fly ash shall be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and as amended on 27th August 2003.
- [11] Storm water control and its re-use as per CGWB and BIS standards for various applications should be ensured.
- [12] Water demand during construction shall be reduced by use of pre-mixed concrete, curing agents and other best practices.
- [13] In view of the severe constraints in water supply augmentation in the region and sustainability of water resources, the developer will submit the NOC from CGWA specifying water extraction quantities and assurance from HUDA/ utility provider indicating source of water supply and quantity of water with details of intended use of water – potable and non-potable. Assurance is

- required for both construction and operation stages separately. It shall be submitted to the SEIAA and RO, MOEF, Chandigarh before the start of construction.
- [14] Roof must meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.
 - [15] Opaque wall must meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is desirable for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
 - [16] The approval of the competent authority shall be obtained for structural safety of the building on account of earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc. If any forest land is involved in the proposed site, clearance under Forest Conservation Act shall be obtained from the competent Authority.
 - [17] Overexploited groundwater and impending severe shortage of water supply in the region requires the developer to redraw the water and energy conservation plan. Developer shall reduce the overall footprint of the proposed development. Project proponent shall incorporate water efficiency /savings measures as well as water reuse/recycling within 3 months and before start of construction to the SEIAA, Haryana and RO, MOEF, GOI, Chandigarh.
 - [18] The Project Proponent as stated in the proposal shall construct total 10 rain water harvesting pits for recharging the ground water within the project premises. Rain water harvesting pits shall be designed to make provisions for silting chamber and removal of floating matter before entering harvesting pit. Maintenance budget and persons responsible for maintenance must be provided. Care shall also be taken that contaminated water do not enter any RWH pit.
 - [19] The project proponent shall provide for adequate fire safety measures and equipments as required by Haryana Fire Service Act, 2009 and instructions issued by the local Authority/ Directorate of fire from time to time. Further the project proponent shall take necessary permission regarding fire safety scheme/NOC from competent Authority as required.
 - [20] The Project Proponent shall obtain assurance from the DHBVN for supply of power before the start of construction. In no case project will be operational solely on generators without any power supply from any external power utility.
 - [21] Detail calculation of power load and ultimate power load of the project shall be submitted to DHBVN under intimation to SEIAA Haryana before the start of construction. Provisions shall be made for electrical infrastructure in the project area.
 - [22] The Project Proponent shall not raise any construction in the natural land depression / Nallah/water course and shall ensure that the natural flow from the Nallah/water course is not obstructed.
 - [23] The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.
 - [24] Construction shall be carried out so that density of population does not exceed norms approved by Director General Town and Country Department Haryana.
 - [25] The Project Proponent shall submit an affidavit with the declaration that ground water will not be used for construction and only treated water should be used for construction.
 - [26] The project proponent shall not cut any existing tree and project landscaping plan should be modified to include those trees in green area.
 - [27] The project proponent shall provide 3 meter high barricade around the project area, dust screen for every floor above the ground, proper sprinkling and covering of stored material to restrict dust and air pollution during construction.
 - [28] The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.
 - [29] The project proponent shall provide proper rasta of proper width and proper strength for the project before the start of construction.
 - [30] The project proponent shall ensure that the U-value of the glass is less than 3.177 and maximum solar heat gain co-efficient is 0.25 for vertical fenestration.
 - [31] The project proponent shall adequately control construction dusts like silica dust, non-silica dust and wood dust. Such dusts shall not spread outside project premises. Project Proponent shall provide respiratory protective equipment to all construction workers.
 - [32] The project proponent shall develop complete civic infrastructure of the Group Housing colony including internal roads, green belt development, sewerage line, Rain Water recharge arrangements, Storm water drainage system, Solid waste management site and provision for treatment of bio-degradable waste, STP, water supply line, dual plumbing line, electric supply lines etc. and shall offer possession of the units/flats thereafter.
 - [33] The project proponent shall provide one refuge area till 24 meter and one till 39 meter each, as per National Building Code. The project proponent shall not convert any refuse area in the habitable space and it should not be sold out/commercialized.

- [34] The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.
- [35] The project proponent shall obtain permission of Mines and Geology Department for excavation of soil before the start of construction.
- [36] The project proponent shall seek specific prior approval from concerned local Authority/HUDA regarding provision of storm drainage and sewerage system including their integration with external services of HUDA/ Local authorities beside other required services before taking up any construction activity.
- [37] The project proponent shall submit the copy of fire safety plan duly approved by Fire Department before the start of construction.
- [38] The project proponent shall discharge excess of treated waste water/storm water in the public drainage system and shall seek permission of HUDA before the start of construction.
- [39] The project proponent shall maintain the distance between STP and water supply line.
- [40] The project proponent shall ensure that the stack height is 6 meter more than the highest tower.
- [41] The project proponent shall ensure that structural stability to withstand earthquake of magnitude 8.5 on Richter scale.

Operational Phase:

- [a] "Consent to Operate" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana.
- [b] The Sewage Treatment Plant (STP) shall be installed for the treatment of the sewage to the prescribed standards including odour and treated effluent will be recycled to achieve zero exit discharge. The installation of STP shall be certified by an independent expert and a report in this regard shall be submitted to the SEIAA, Haryana before the project is commissioned for operation. Tertiary treatment of waste water is mandatory. The project proponent shall remove not only Ortho-Phosphorus but total Phosphorus to the extent of less than 2mg/liter. Similarly total Nitrogen level shall be less than 2mg/liter in tertiary treated waste water. Discharge of treated sewage shall conform to the norms and standards of CPCB/ HSPCB, whichever is environmentally better. Project Proponent shall implement such STP technology which does not require filter backwash. The project proponent shall essentially provide two numbers of STPs preferably equivalent to 50% of total capacity or as per the initial occupancy as the case may be.
- [c] Separation of the grey and black water should be done by the use of dual plumbing line. Treatment of 100% grey water by decentralized treatment should be done ensuring that the re-circulated water should have BOD level less than 5 mg/litre and the recycled water will be used for flushing, gardening and DG set cooling etc. to achieve zero exit discharge.
- [d] For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.
- [e] Diesel power generating sets proposed as source of back-up power for lifts, common area illumination and for domestic use should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The location of the DG sets shall be in the open as promised by the project proponent with appropriate stack height above the highest roof level of the project as per the CPCB norms. The diesel used for DG sets shall be ultra low sulphur diesel (35 ppm sulphur), instead of low sulphur diesel.
- [f] Ambient Noise level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the Proposed Affordable Group Housing Project.
- [g] The project proponent as stated in the proposal should maintain at least 20.10% as green cover area for tree plantation especially all around the periphery of the project and on the road sides preferably with local species which can provide protection against noise and suspended particulate matter. The open spaces inside the project shall be preferably landscaped and covered with vegetation/grass, herbs & shrubs. Only locally available plant species shall be used.
- [h] The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.
- [i] Rain water harvesting for roof run-off and surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre- treatment through sedimentation tanks must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging shall be kept at least 5 mts. above the highest ground water table. Care shall be taken that contaminated water do not enter any RWH pit. The project proponent shall avoid Rain Water Harvesting of first 10 minutes of rain fall. Roof top of the building shall be without any toxic material or paint which can contaminate rain water. Wire mesh and filters should be used wherever required.
- [j] The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.

- [k]** A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the SEIAA, Haryana in three months time.
- [l]** Energy conservation measures like installation of LED only for lighting the areas outside the building and inside the building should be integral part of the project design and should be in place before project commissioning. Use of solar panels must be adapted to the maximum energy conservation.
- [m]** The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide Halon free fire suppression system.
- [n]** The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2016 and as amended from time to time. The bio-degradable waste should be treated by appropriate technology (proposed OWC) at the site ear-marked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- [o]** The provision of the solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block.
- [p]** The traffic plan and the parking plan proposed by the Project Proponent should be adhered to meticulously with further scope of additional parking for future requirement. There should be no traffic congestion near the entry and exit points from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be used.
- [q]** The Project shall be operationalized only when HUDA/local authority will provide domestic water supply system in the area.
- [r]** Operation and maintenance of STP, solid waste management and electrical Infrastructure, pollution control measures shall be ensured even after the completion of project.
- [s]** Different type of wastes should be disposed off as per provisions of municipal solid waste, biomedical waste, hazardous waste, e-waste, batteries & plastic rules made under Environment Protection Act, 1986. Particularly E-waste and Battery waste shall be disposed of as per existing E-waste Management Rules 2011 and Batteries Management Rules 2001. The project proponent should maintain a collection center for E-waste and it shall be disposed of to only registered and authorized dismantler / recycler.
- [t]** Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.
- [u]** Water supply shall be metered among different users and different utilities.
- [v]** The project proponent shall ensure that the of DG sets is more than the highest tower and also ensure that the emission standards of noise and air are within the CPCB latest prescribed limits. Noise and Emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.
- [w]** All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.
- [x]** The project proponent shall not use fresh water for HVAC and DG cooling. Air based HVAC system should be adopted and only treated water shall be used by project proponent for cooling, if it is at all needed. The Project Proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimal level. Variable speed drive, best Co-efficient of Performance (CoP), as well as optimal Integrated Point Load Value and minimum outside fresh air supply may be resorted for conservation of power and water. Coil type cooling DG Sets shall be used for saving cooling water consumption for water cooled DG Sets.
- [y]** The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that.
- [z]** The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down-wash under any meteorological conditions.
- [aa]** The project proponent shall provide water sprinkling system in the project area to suppress the dust in addition to the already suggested mitigation measures in the Air Environment Chapter of EMP.
- [ab]** The project proponent shall ensure proper Air Ventilation and light system in the basements area for comfortable living of human being and shall ensure that number of Air Changes per hour/(ACH) in basement never falls below 15. In case of emergency capacity for increasing ACH to the extent of 30 must be provided by the project proponent.

[ac] The project proponent shall ensure drinking/ domestic water supply as per prescribed standards till treated water supply is made available by HUDA.

[ad] The project proponent shall install solar panel for energy conservation.

PART-B. GENERAL CONDITIONS:

[i] The Project Proponent shall ensure the commitments made in Form-1, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.

[ii] The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the northern Regional Office of MoEF, the respective Zonal Office of CPCB, HSPCB and SEIAA Haryana.

[iii] STP outlet after stabilization and stack emission shall be monitored monthly. Other environmental parameters and green belt shall be monitored on quarterly basis. After every 3 (three) months, the project proponent shall conduct environmental audit and shall take corrective measure, if required, without delay.

[iv] The SEIAA, Haryana reserves the right to add additional safeguard measures subsequently, if found necessary. Environmental Clearance granted will be revoked if it is found that false information has been given for getting approval of this project. SEIAA reserves the right to revoke the clearance if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF.

[v] The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal.

[vi] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972, Forest Act, 1927, PLPA 1900, etc. shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project.

[vii] The Project proponent should inform the public that the project has been accorded Environment Clearance by the SEIAA and copies of the clearance letter are available with the Haryana State Pollution Control Board & SEIAA. This should be advertised within 7 days from the date of issue of the clearance letter at least in two local newspapers that are widely circulated in the region and the copy of the same should be forwarded to SEIAA Haryana. A copy of Environment Clearance conditions shall also be put on project proponent's web site for public awareness.

[viii] Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.

[ix] Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

[x] The project proponent shall put in place Corporate Environment Policy as mentioned in MoEF, GoI OM No. J-11013/41/2006-IA II (I) dated 26.4.2012 within 3 months period. Latest Corporate Environment Policy should be submitted to SEIAA within 3 months of issuance of this letter.

[xi] The fund ear-marked for environment protection measures should be kept in separate account and should not be diverted for other purposes and year wise expenditure shall be reported to the SEIAA/RO MOEF GOI under rules prescribed for Environment Audit.

[xii] The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.

[xiii] The Project Proponent shall ensure that no vehicle during construction/operation phase enter the project premises without valid 'Pollution Under Control' certificate from competent Authority.

[xiv] The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not absolve himself /herself of the responsibility by shifting it to any contractor engaged by project proponent.

[xv] The project proponent shall seek fresh Environmental clearance if at any stage there is change in the planning of the proposed project.

[xvi] Besides the developer/applicant, the responsibility to ensure the compliance of Environmental Safeguards/conditions imposed in the Environmental Clearance letter shall also lie on the licensee/licensees in whose name/names the license/CLU has been granted by the Town & Country Planning Department, Haryana.

[xvii] The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and

the SPCB. The criteria pollutant levels namely; PM_{2.5}, PM₁₀, SO_x, NO_x, Ozone, Lead, CO, Benzene, Ammonia, Benzopyrine, arsenic and Nickel. (Ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

- [xviii] The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the HSPCB Panchkula as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of the EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- [xix] The project proponent shall conduct environment audit at every three months interval and thereafter corrected measures shall be taken without any delay. Details of environmental audit and corrective measures shall be submitted in the monitoring report.
- [xx] Corporate Environment and Social Responsibility (CSER) shall be laid down by the project proponent (2% shall be earmarked) as per guidelines of MoEF, GoI Office Memorandum No. J-11013/41/2006-IA.II(I) dated 18.05.2012 and Ministry of Corporate Affairs, GoI Notification Dated 27.02.2014. A separate audit statement shall be submitted in the compliance. Environment related work proposed to be executed under this responsibility shall be undertaken simultaneously. The project proponent shall select and prepare the list of the work for implementation of CSER of its own choice and shall submit the same before the start of construction.

155.03 EC for Construction of Group Housing Project of Spaze "Privy AT4", Sector-84, Gurgaon by M/S Spaze Towers Pvt. Ltd.

Project Proponent : Sh. Rajeev Nakra

Consultant : Perfect Enviro Solutions Pvt. Ltd.

The project was received by the SEIAA, Haryana on 21.06.2012. The papers submitted were examined by the Secretary, SEAC and certain shortcomings were noticed and conveyed to PP vide letter No. 68 dated on 26.06.2012. The PP submitted the reply to the shortcomings on 20.09.2012.

Thereafter this case was taken up in the 70th meeting of the SEAC held on 11.12.2012. The case could not be heard as the General Power of Attorney (GPA) given by all the three licensees were not matching in respect of description of the owners as given in the license and land ownership papers. This needed to be rectified.

The shortcomings of the 70th meeting of the SEAC were conveyed to the project proponent vide letter No. 897 dated 24.12.2012. The project proponent submitted the reply to the shortcomings vide letter dated 21.02.2013.

Thereafter this case was taken up in the 80th meeting of the SEAC held on 29.04.2013.

After detailed discussions, the following shortcomings were concluded:

1. The collaboration agreement should match the particulars of the license and land ownership details. The requisite affidavit should be given by each licensee to clarify the issue.
2. The project parameters were different in different tables in respect of Parking details, green area and paved area, storm water for rain water harvesting. PP should submit the correct figures with calculations.
3. PP will submit land ownership details viz permissible Ground Coverage, Proposed Ground Coverage, Permissible FAR Area, FAR Achieved, Area of basements etc..
4. The Green Area Development should be shown on the map with index.
5. The PP should submit the status of the construction of their project giving a duly notarized affidavit from the director of the Company.
6. The PP should submit the copy of NOC under Aravali Notification, 1992 from Tehsildar through the District Collector.

The observations of 80th meeting of the SEAC were conveyed to the project proponent vide letter dated 08.05.2013. The project proponent submitted the reply of the shortcomings vide letter dated

30.05.2013. Thereafter this case was taken up for appraisal in the 84th meeting of the SEAC held on of 17.06.2013.

After detailed discussions, the following shortcomings were concluded:

1. The parking details were incorrect. The parking required should be worked out on the basis of MoEF and HUDA norms and the provision of parking should be 20% extra on the higher side of the figure and will provide surface level parking as per zoning plan approved by the DTCP. The area should be properly shown on the plan.
2. The PP should submit the copy of NOC under Aravali Notification, 1992 from Tehsildar through the District Collector.
3. The PP should submit an affidavit by a Director of the Company giving latest status of construction.
4. The PP should submit Resolution of Board of Directors indicating the name of the Director(s) who attended the meeting while passing the resolution.

The observations of 84th meeting of the SEAC were conveyed to the project proponent vide letter No.411 dated 28.06.2013. The project proponent submitted the reply of the shortcomings vide letter dated 19.09.2013. Thereafter this case was taken up for appraisal in the 95th meeting of the SEAC held on of 27.11.2013.

After detailed discussions, the following shortcomings were concluded:

1. The parking details were incorrect. The parking required should be worked out on the basis of MoEF and HUDA norms and the provision of parking should be 20% extra on the higher side of the figure and will provide surface level parking as per zoning plan approved by the DTCP. The area should be properly shown on the plan.
2. The PP should submit the copy of NOC under Aravali Notification, 1992 from the District Collector, Gurgaon.

The observations of 95th meeting of the SEAC were conveyed to the project proponent vide letter No. 918 dated 23.12.2013. The project proponent submitted the reply of the shortcomings vide letter dated 15.01.2014. Thereafter this case was taken up for appraisal in the 102nd meeting of the SEAC held on of 16.04.2014.

During discussion, it was revealed that project proponent had started construction work which amounts to violation of EIA Notification dated 14.09.2006.

Further in order to assess the correct position at site, Committee decided to constitute a Sub-Committee consisting of the following which will inspect the site to verify the status of construction of the project:

1. Sh. R.S. Rana, Member
2. Sh. Azad Singh Hooda, Member
3. Sh. Jamit Singh, Member

Sh. R.S. Rana, Member shall coordinate with the project proponent and the consultant. On behalf of project proponent, Sh. Arvinder Dhingra, Director, shall coordinate with Sh. R.S. Rana, Member for deciding the date of the visit and other details.

The site was inspected by the Sub-Committee on 23.06.2014. The Sub-committee submitted the report in the 107th meeting of the SEAC held on 02.07.2014. The Sub-Committee report was read out to all the Members of the Committee and deliberated in detail. The Committee has accepted the report of the Sub-Committee in total.

The Report of the Sub-Committee is as under:-

INSPECTION REPORT (Dated 23.06.2014)

Subject: Construction of Group Housing Project of “Spaze Privy” Sector-84, Gurgaon by M/s Spaze Towers Pvt. Ltd. Spazede Commercial Complex Sec-47, Gurgaon.

Ref: Sub-Committee Constituted by Chairman, SEAC, Haryana vide office order dated 17th April, 2014. Endst. No. SECY/SEAC/2014/1191 dated 24.04.2014.

The Sub-Committee Constituted of the following members:

- i) Sh. R.S. Rana, Member, SEAC, Co-ordinator
- ii) Sh. Jameet Singh
- iii) Sh. Azad Singh Hooda

Representatives on behalf of project proponent & the E.I.A Consultant present at site.

- i) Sh. A. Dhingra, AVP Liason
- ii) Sh. S.K.Nagra, Consultant
- iii) Sh. Yogesh Yadav, Architect
- iv) Dr. K.K. Gangwar, Consultant
- v) Sh. Anand Singh, Sr. Project Manager
- vi) Sh. Lalit Tyagi, Deputy project Manager

Project Conceptual Plan:

The Project being developed on an area of 42540.72 sqm. (10.5 Acres) has built up area of 118795.6 sqm with maximum height of 63.45 sqm and the highest tower has B+G+20 floors. There are 9 number Towers, EWS Block, Club, Shopping and school area.

The sub-committee deserved that the Project Proponent had since taken up the construction work in hand and substantially erected the towers and the status of construction of various towers was as under.


Ref. to tower	State of construction
Tower 1 & 2	B+G+9
Tower 3 & 4	B+G+13
Tower 5	B+G+11
Tower 6,7,8	B+G+11
Tower 9	B+G+9





In terms of built up area approx. 72% progress was noticed. The stage of construction is recorded on the layout plan which is duly signed by the representative of the Project Proponent, Mr. A.Dhingra, Mr. Anand Singh, Sr. Project Manager and Mr. Lalit Tyagi, Deputy Project Manager.

Thus the Project Proponent has violated the provision of Environment (Protection) Act and the Notification dated 14.09.2006 of MoEF which mandates prior Environment Clearance for all civil construction Projects.

The Project Proponent may be directed by SEAC to furnish an affidavit by a Director of Board of Members of the Company about the status of construction and resolution of Board as per directions contained in the policy directives of MoEF from time to time for launching prosecution proceedings against the PP. It may further be directed to forth with stop all construction activity at project site.


(Azad Singh Hooda)
Member, SEAC


(Jamit Singh)
Member, SEAC


(R.S. Rana) 23.6.14
Member, SEAC
Co-ordinator

It was decided that PP be directed to furnish an affidavit not below the rank of Director of the Company about the status of construction and Resolution of Board of Directors as per directions contained in the MoEF Circular No. J-11013/41/2006-IAII(I) dated 12.012.2012 and No. J-11013/4112006-IA.II(I) dated 27.06.2013.

The observations of 107th meeting of the SEAC were conveyed to the project proponent vide letter No. 1457 dated 14.07.2014. The project proponent submitted the reply of the shortcomings vide letter dated 12.01.2014.

The case could not be taken up in the SEAC as the term of SEIAA/SEAC was elapsed on 21.03.2015. Therefore, the case was transferred to Ministry of Environment and Forest, Government of India in the month of March, 2015. This case could not taken up by the MoEF and was again transferred to SEIAA on 31.08.2015 after the reconstitution of SEIAA/SEAC on 21.08.2015.

Thereafter the case was taken up in the 119th meeting of the SEAC held on 23.10.2015.

During discussions, PP was directed to furnish the following:

- (i) The PP should submit an affidavit not below the rank of Director of the Company regarding the status of construction at site showing area details of various components/blocks.
- (ii) The PP should submit Resolution of Board of Directors as per directions contained in the MoEF Circular No. J-11013/41/2006 -IAII(I) dated 12.012.2012 and No. J-11013/4112006-IA.II(I) dated 27.06.2013.

The observations of 119th meeting were conveyed to the PP vide letter No. 129 dated 02.11.2015. Final Show Cause Notice was also issued to the PP vide letter No. 1548 dated 20.10.2016. In response to the Final Show Cause Notice, the PP submitted the reply on dated 17.06.2017. Thereafter, the case was taken up in the 155th meeting of the SEAC held on 11.07.2017.

During discussions, the project proponent vide letter dated 06.07.2017 which is placed on record stated that they have already submitted an application to the MoEF&CC as per Notification No. S.O. 804(E) dated 14.03.2017 under violation case which is reproduced as under:

This project has already been submitted to the MoEF & CC Notification No.S.O. 804(E) dated 14.03.2017 under violation case having Proposal No.:IA/HR/NCP/64527/2017 dated 06.05.2017.

It was revealed that project proponent has already completed the construction work without obtaining prior Environmental Clearance which amounts to violation of EIA Notification dated 14.09.2006. *The fact apparently was brought before the Committee by the project proponent itself.*

The Committee again went through the latest Notification dated 14.03.2017 relating to Consideration of proposals for ToRs/Environment Clearance involving violation of the Environment (Protection) Act, 1986/Environment Impact Assessment(EIA) Notification, 2006 which clearly states that in case the project or activities required prior Environmental Clearance under Environmental Impact Assessment Notification, 2006 from the concerned Regulatory Authority are brought for Environmental Clearance after starting the construction work, or have undertaking expansion, modernization and change in product mix without prior Environmental Clearance, these projects shall be treated as cases of violation and in such cases, even Category B projects which are granted environmental clearance by the State Environment Impact Assessment Authority constituted under sub-section(3) of section 3 of the Environment (Protection) Act, 1986 shall be apprised for grant of environmental clearance only by the Expert Appraisal Committee and the Environmental Clearance will be granted at the Central level.

Violation, action will be taken against the project proponent by the respective State or State Pollution Control Board under the provisions of section 19 of the Environment (Protection) Act, 1986 and further, no Consent to Operate or Occupancy Certificate will be issued till the project is granted the environmental clearance.

SEAC further recommended for legal action under section 19 of Environment (Protection) Act, 1986 against the project proponent and its Directors for violation of EIA Notification as already admitted by the PP in their letter dated 06.07.2017.

In view of above, the Committee is of the unanimous view that this case may be referred to SEIAA for sending it to the concerned authority for deciding the Environment Clearance case as per latest notification dated 14.03.2017.

155.04 Environment Clearance for construction of Commercial Complex Project at Village Badha, Sector-86, District Gurgaon, Haryana by M/s S.S. Group Pvt. Ltd.

Project Proponent : Mr. Roop Kumar Sharma

Consultant : Vadan EnviroNet Pvt. Ltd.

The project was submitted to the SEIAA, Haryana on 16.11.2016. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC. Thereafter, the case was taken up for appraisal in the 146th meeting of the SEAC held on 15.12.2016.

After detailed discussions, the following shortcomings were observed:

1. The PP should submit the assurance of the supply of the water during construction phase from safe area through tankers and permission from CGWA for using the ground water of the existing borewell including permission from HUDA for supply of water during Construction and Operation Phase with detailed clarification regarding availability of water in the area.
2. The PP should submit revised fresh water requirement as per MoEF norms and revised water body diagram by making it zero discharge.
3. The PP should submit revised green belt plan.
4. The PP should submit revised design of recharge plan according site specific condition and provide the maintenance plan of recharge pit and recharge bore.
5. The PP should submit affidavit for non handling over occupation before release of water.
6. The PP should submit contour values corresponding to survey of India sheet be supplied/marked on the site.
7. The PP should submit detail of quantity excavated and its disposal be explained/supplied.
8. The PP should submit revised CSR Plan.

The observations of 146th meeting were conveyed to the project proponent vide letter No. 1706 dated 10.01.2017. The project proponent submitted the reply on 23.01.2017. Thereafter, the case was taken up in the 148th meeting of the SEAC held on 14.02.2017.

After detailed discussions, the following shortcomings were observed:

1. The PP should submit revised fresh water requirement as per MoEF norms and revised water balance diagram by making it zero discharge.
2. The PP should submit revised green belt plan.
3. The PP should submit revised design of recharge plan according site specific condition and provide the maintenance plan of recharge pit and recharge bore.
4. The PP should submit contour values corresponding to survey of India sheet and levels be supplied/marked on the site of the project.
5. The PP should submit detail of quantity excavated and its disposal be explained/supplied.
6. The PP should submit revised CSR Plan.

The observations of 148th meeting were conveyed to the project proponent vide letter No. 1792 dated 01.03.2017. The project proponent submitted the reply on 14.03.2017. Thereafter, the case was taken up in the 150th meeting of the SEAC held on 07.04.2017.

After detailed discussions, the following shortcomings were observed:

1. The PP should submit revised fresh water requirement as per MoEF norms and revised water balance diagram by making it zero discharge.

2. The PP should submit revised green belt plan.
3. The PP should submit revised design of recharge plan according site specific condition and provide the maintenance plan of recharge pit and recharge bore.
4. The PP should submit contour values corresponding to survey of India sheet and levels be supplied/marked on the site of the project.
5. The PP should submit detail of quantity excavated and its disposal be explained/supplied.

The observations of 150th meeting were conveyed to the project proponent vide letter No. 1902 dated 17.04.2017. The project proponent submitted the reply on 15.05.2017. Thereafter, the case was taken up in the 153rd meeting of the SEAC held on 07.06.2017. The Project Proponent requested for adjournment and the same was discussed in the meeting. The Committee acceded to the request and decided to issue 30 days notice to the PP.

The observations of 153rd meeting were conveyed to the PP vide letter No. 2043 dated 16.06.2017. The PP submitted the reply on dated 27.06.2017. Thereafter, the case was taken up in the 155th meeting of the SEAC held on 11.07.2017.

During presentation, the Committee was informed that it is a proposed Commercial Colony Project at Village – Badha, Sector- 86, Tehsil and District- Gurgaon, Haryana developed by M/s S.S. Group Pvt. Ltd.. The estimated cost of the project is Rs. 138.66 Crores. Total Plot area is 11811.7434 m² (or 2.91875 acres). Total built up area will be 37365.293 m². The project will Service Apartments and Retail area. The maximum height of the building is approx. 49.6 m. It was also informed that the green area development has been kept as 3126.59 m² (26.47%). 292.19 m² (9.35%) would be earmarked for plantation in the form of Peripheral Plantation Area, 2553.81 m² (81.68%) as Lawn area, 151.77 m² (4.85%) as Avenue Plantation, 128.82 m² (4.12%) for peripheral Green Area. The total water requirement for the project will be 132 KLD (i.e. 49 KLD of fresh water & 83 KLD of recycled treated water). The wastewater generation will be 106 KLD which will be treated up to tertiary level in STP having total capacity of 127 KLD. The STP treated water will be used for flushing, horticulture and Road Washing purpose.

The Air quality data in respect of PM₁₀ and PM_{2.5} parameters ranges approximately from 112.20-156.40 µg/m³ and 58.63-73.50 µg/m³ respectively. Incremental air pollution in respect of PM₁₀ is 0.22 µg/m³. PP has submitted special mitigation measures for controlling air pollution for construction phase and operation phase which includes 5 meters high barricade wall at the periphery, broad leafy trees would be planted as green belt, trees with heavy foliage would be planted on both side of carriage way, ultra low sulphur Diesel (0.025 ppm) would be used as fuel in DG Sets, Stack height of DG set would be as per CPCB norms. These measures would minimize the impact on air environment.

It was informed by the project proponent that the power requirement for the project will be 1648 KW and for power back-up they will install 3 Nos. of DG Sets of total capacity 1800 KVA (2 x 500 KVA + 1 x 800 KVA). Parking requirement for the project is 496 ECS but the parking proposed to be provided in the project is 494 ECS. They have fire and safety plan as per the National Building Code for which the PP has submitted the duly approved fire fighting plans. There will be total solid waste generation of 566 kg/day during operational phase. Out of this, the bio-degradable waste will be composted in the project premises and the manure produced will be used for horticulture and green development. The calculations of the same are in accordance with the prescribed norms. It was pointed out that the required water for the project will be provided through HUDA supply.

Detailed discussions were held about Solid Waste Management, rain water harvesting, fire fighting plan, noise and vibration plan, health and welfare of the laborers, electrical hazard plan, environment monitoring plan, energy conservation measures and environment management plan. There will be 3

numbers of rain water harvesting structures as approved by the Central Ground Water Authority (CGWA). The mitigation measures were found in order by the Committee.

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

PART A-

SPECIFIC CONDITIONS:-

Construction Phase:-

- [1] “Consent for Establish” shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana before the start of any construction work at site.
- [2] A first aid room as proposed in the project report shall be provided both during construction and operational phase of the project.
- [3] Adequate drinking water and sanitary facilities shall be provided for construction workers at the site. Provision should be made for mobile toilets. Open defecation by the labourers is strictly prohibited. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.
- [4] All the topsoil excavated during construction activities shall be stored for use in horticulture/landscape development within the project site.
- [5] The project proponent shall ensure that the building material required during construction phase is properly stored within the project area and disposal of construction waste should not create any adverse effect on the neighboring communities and should be disposed of after taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- [6] Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water and any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approval of the Haryana State Pollution Control Board.
- [7] The diesel generator sets to be used during construction phase shall be of ultra low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- [8] The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- [9] Ambient noise levels shall conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to reduce ambient air pollution and noise level during construction phase, so as to conform to the stipulated residential standards of CPCB/MoEF.
- [10] Fly ash shall be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and as amended on 27th August 2003.
- [11] Storm water control and its re-use as per CGWB and BIS standards for various applications should be ensured.
- [12] Water demand during construction shall be reduced by use of pre-mixed concrete, curing agents and other best practices.
- [13] In view of the severe constraints in water supply augmentation in the region and sustainability of water resources, the developer will submit the NOC from CGWA specifying water extraction quantities and assurance from HUDA/ utility provider indicating source of water supply and quantity of water with details of intended use of water – potable and non-potable. Assurance is required for both construction and operation stages separately. It shall be submitted to the SEIAA and RO, MOEF, Chandigarh before the start of construction.
- [14] Roof must meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.
- [15] Opaque wall must meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is desirable for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- [16] The approval of the competent authority shall be obtained for structural safety of the building on account of earthquake, adequacy of fire fighting equipments, etc. as per National Building Code

- including protection measures from lightening etc. If any forest land is involved in the proposed site, clearance under Forest Conservation Act shall be obtained from the competent Authority.
- [17] Overexploited groundwater and impending severe shortage of water supply in the region requires the developer to redraw the water and energy conservation plan. Developer shall reduce the overall footprint of the proposed development. Project proponent shall incorporate water efficiency /savings measures as well as water reuse/recycling within 3 months and before start of construction to the SEIAA, Haryana and RO, MOEF, GOI, Chandigarh.
 - [18] The Project Proponent as stated in the proposal shall construct total 10 rain water harvesting pits for recharging the ground water within the project premises. Rain water harvesting pits shall be designed to make provisions for silting chamber and removal of floating matter before entering harvesting pit. Maintenance budget and persons responsible for maintenance must be provided. Care shall also be taken that contaminated water do not enter any RWH pit.
 - [19] The project proponent shall provide for adequate fire safety measures and equipments as required by Haryana Fire Service Act, 2009 and instructions issued by the local Authority/ Directorate of fire from time to time. Further the project proponent shall take necessary permission regarding fire safety scheme/NOC from competent Authority as required.
 - [20] The Project Proponent shall obtain assurance from the DHBVN for supply of power before the start of construction. In no case project will be operational solely on generators without any power supply from any external power utility.
 - [21] Detail calculation of power load and ultimate power load of the project shall be submitted to DHBVN under intimation to SEIAA Haryana before the start of construction. Provisions shall be made for electrical infrastructure in the project area.
 - [22] The Project Proponent shall not raise any construction in the natural land depression / Nallah/water course and shall ensure that the natural flow from the Nallah/water course is not obstructed.
 - [23] The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.
 - [24] Construction shall be carried out so that density of population does not exceed norms approved by Director General Town and Country Department Haryana.
 - [25] The Project Proponent shall submit an affidavit with the declaration that ground water will not be used for construction and only treated water should be used for construction.
 - [26] The project proponent shall not cut any existing tree and project landscaping plan should be modified to include those trees in green area.
 - [27] The project proponent shall provide 3 meter high barricade around the project area, dust screen for every floor above the ground, proper sprinkling and covering of stored material to restrict dust and air pollution during construction.
 - [28] The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.
 - [29] The project proponent shall provide proper rasta of proper width and proper strength for the project before the start of construction.
 - [30] The project proponent shall ensure that the U-value of the glass is less than 3.177 and maximum solar heat gain co-efficient is 0.25 for vertical fenestration.
 - [31] The project proponent shall adequately control construction dusts like silica dust, non-silica dust and wood dust. Such dusts shall not spread outside project premises. Project Proponent shall provide respiratory protective equipment to all construction workers.
 - [32] The project proponent shall develop complete civic infrastructure of the Group Housing colony including internal roads, green belt development, sewerage line, Rain Water recharge arrangements, Storm water drainage system, Solid waste management site and provision for treatment of bio-degradable waste, STP, water supply line, dual plumbing line, electric supply lines etc. and shall offer possession of the units/flats thereafter.
 - [33] The project proponent shall provide one refuge area till 24 meter and one till 39 meter each, as per National Building Code. The project proponent shall not convert any refuse area in the habitable space and it should not be sold out/commercialized.
 - [34] The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.
 - [35] The project proponent shall obtain permission of Mines and Geology Department for excavation of soil before the start of construction.
 - [36] The project proponent shall seek specific prior approval from concerned local Authority/HUDA regarding provision of storm drainage and sewerage system including their integration with external services of HUDA/ Local authorities beside other required services before taking up any construction activity.

- [37]** The project proponent shall submit the copy of fire safety plan duly approved by Fire Department before the start of construction.
- [38]** The project proponent shall discharge excess of treated waste water/storm water in the public drainage system and shall seek permission of HUDA before the start of construction.
- [39]** The project proponent shall maintain the distance between STP and water supply line.
- [40]** The project proponent shall ensure that the stack height is 6 meter more than the highest tower.
- [41]** The project proponent shall ensure that structural stability to withstand earthquake of magnitude 8.5 on Richter scale.

Operational Phase:

- [a]** "Consent to Operate" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana.
- [b]** The Sewage Treatment Plant (STP) shall be installed for the treatment of the sewage to the prescribed standards including odour and treated effluent will be recycled to achieve zero exit discharge. The installation of STP shall be certified by an independent expert and a report in this regard shall be submitted to the SEIAA, Haryana before the project is commissioned for operation. Tertiary treatment of waste water is mandatory. The project proponent shall remove not only Ortho-Phosphorus but total Phosphorus to the extent of less than 2mg/liter. Similarly total Nitrogen level shall be less than 2mg/liter in tertiary treated waste water. Discharge of treated sewage shall conform to the norms and standards of CPCB/ HSPCB, whichever is environmentally better. Project Proponent shall implement such STP technology which does not require filter backwash. The project proponent shall essentially provide two numbers of STPs preferably equivalent to 50% of total capacity or as per the initial occupancy as the case may be.
- [c]** Separation of the grey and black water should be done by the use of dual plumbing line. Treatment of 100% grey water by decentralized treatment should be done ensuring that the re-circulated water should have BOD level less than 5 mg/litre and the recycled water will be used for flushing, gardening and DG set cooling etc. to achieve zero exit discharge.
- [d]** For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.
- [e]** Diesel power generating sets proposed as source of back-up power for lifts, common area illumination and for domestic use should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The location of the DG sets shall be in the open as promised by the project proponent with appropriate stack height above the highest roof level of the project as per the CPCB norms. The diesel used for DG sets shall be ultra low sulphur diesel (35 ppm sulphur), instead of low sulphur diesel.
- [f]** Ambient Noise level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the Proposed Affordable Group Housing Project.
- [g]** The project proponent as stated in the proposal should maintain at least 20.10% as green cover area for tree plantation especially all around the periphery of the project and on the road sides preferably with local species which can provide protection against noise and suspended particulate matter. The open spaces inside the project shall be preferably landscaped and covered with vegetation/grass, herbs & shrubs. Only locally available plant species shall be used.
- [h]** The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.
- [i]** Rain water harvesting for roof run-off and surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre- treatment through sedimentation tanks must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging shall be kept at least 5 mts. above the highest ground water table. Care shall be taken that contaminated water do not enter any RWH pit. The project proponent shall avoid Rain Water Harvesting of first 10 minutes of rain fall. Roof top of the building shall be without any toxic material or paint which can contaminate rain water. Wire mesh and filters should be used wherever required.
- [j]** The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- [k]** A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the SEIAA, Haryana in three months time.
- [l]** Energy conservation measures like installation of LED only for lighting the areas outside the building and inside the building should be integral part of the project design and should be in place before project commissioning. Use of solar panels must be adapted to the maximum energy conservation.

- [m] The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide Halon free fire suppression system.
- [n] The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2016 and as amended from time to time. The bio-degradable waste should be treated by appropriate technology (proposed OWC) at the site ear-marked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- [o] The provision of the solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block.
- [p] The traffic plan and the parking plan proposed by the Project Proponent should be adhered to meticulously with further scope of additional parking for future requirement. There should be no traffic congestion near the entry and exit points from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be used.
- [q] The Project shall be operationalized only when HUDA/local authority will provide domestic water supply system in the area.
- [r] Operation and maintenance of STP, solid waste management and electrical Infrastructure, pollution control measures shall be ensured even after the completion of project.
- [s] Different type of wastes should be disposed off as per provisions of municipal solid waste, biomedical waste, hazardous waste, e-waste, batteries & plastic rules made under Environment Protection Act, 1986. Particularly E-waste and Battery waste shall be disposed of as per existing E-waste Management Rules 2011 and Batteries Management Rules 2001. The project proponent should maintain a collection center for E-waste and it shall be disposed of to only registered and authorized dismantler / recycler.
- [t] Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.
- [u] Water supply shall be metered among different users and different utilities.
- [v] The project proponent shall ensure that the of DG sets is more than the highest tower and also ensure that the emission standards of noise and air are within the CPCB latest prescribed limits. Noise and Emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.
- [w] All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.
- [x] The project proponent shall not use fresh water for HVAC and DG cooling. Air based HVAC system should be adopted and only treated water shall be used by project proponent for cooling, if it is at all needed. The Project Proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimal level. Variable speed drive, best Co-efficient of Performance (CoP), as well as optimal Integrated Point Load Value and minimum outside fresh air supply may be resorted for conservation of power and water. Coil type cooling DG Sets shall be used for saving cooling water consumption for water cooled DG Sets.
- [y] The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that.
- [z] The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down-wash under any meteorological conditions.
- [aa] The project proponent shall provide water sprinkling system in the project area to suppress the dust in addition to the already suggested mitigation measures in the Air Environment Chapter of EMP.
- [ab] The project proponent shall ensure proper Air Ventilation and light system in the basements area for comfortable living of human being and shall ensure that number of Air Changes per hour/(ACH) in basement never falls below 15. In case of emergency capacity for increasing ACH to the extent of 30 must be provided by the project proponent.
- [ac] The project proponent shall ensure drinking/ domestic water supply as per prescribed standards till treated water supply is made available by HUDA.
- [ad] The project proponent shall install solar panel for energy conservation.

PART-B. GENERAL CONDITIONS:

- [i] The Project Proponent shall ensure the commitments made in Form-1, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.

- [ii]** The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the northern Regional Office of MoEF, the respective Zonal Office of CPCB, HSPCB and SEIAA Haryana.
- [iii]** STP outlet after stabilization and stack emission shall be monitored monthly. Other environmental parameters and green belt shall be monitored on quarterly basis. After every 3 (three) months, the project proponent shall conduct environmental audit and shall take corrective measure, if required, without delay.
- [iv]** The SEIAA, Haryana reserves the right to add additional safeguard measures subsequently, if found necessary. Environmental Clearance granted will be revoked if it is found that false information has been given for getting approval of this project. SEIAA reserves the right to revoke the clearance if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF.
- [v]** The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal.
- [vi]** All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972, Forest Act, 1927, PLPA 1900, etc. shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project.
- [vii]** The Project proponent should inform the public that the project has been accorded Environment Clearance by the SEIAA and copies of the clearance letter are available with the Haryana State Pollution Control Board & SEIAA. This should be advertised within 7 days from the date of issue of the clearance letter at least in two local newspapers that are widely circulated in the region and the copy of the same should be forwarded to SEIAA Haryana. A copy of Environment Clearance conditions shall also be put on project proponent's web site for public awareness.
- [viii]** Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.
- [ix]** Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- [x]** The project proponent shall put in place Corporate Environment Policy as mentioned in MoEF, GoI OM No. J-11013/41/2006-IA II (I) dated 26.4.2012 within 3 months period. Latest Corporate Environment Policy should be submitted to SEIAA within 3 months of issuance of this letter.
- [xi]** The fund ear-marked for environment protection measures should be kept in separate account and should not be diverted for other purposes and year wise expenditure shall be reported to the SEIAA/RO MOEF GOI under rules prescribed for Environment Audit.
- [xii]** The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.
- [xiii]** The Project Proponent shall ensure that no vehicle during construction/operation phase enter the project premises without valid 'Pollution Under Control' certificate from competent Authority.
- [xiv]** The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not absolve himself /herself of the responsibility by shifting it to any contractor engaged by project proponent.
- [xv]** The project proponent shall seek fresh Environmental clearance if at any stage there is change in the planning of the proposed project.
- [xvi]** Besides the developer/applicant, the responsibility to ensure the compliance of Environmental Safeguards/conditions imposed in the Environmental Clearance letter shall also lie on the licensee/licensees in whose name/names the license/CLU has been granted by the Town & Country Planning Department, Haryana.
- [xvii]** The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM_{2.5}, PM₁₀, SO_x NO_x, Ozone, Lead, CO, Benzene, Ammonia, Benzopyrine, arsenic and Nickel. (Ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- [xviii]** The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the HSPCB Panchkula as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of the EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

- [xix] The project proponent shall conduct environment audit at every three months interval and thereafter corrected measures shall be taken without any delay. Details of environmental audit and corrective measures shall be submitted in the monitoring report.
- [xx] Corporate Environment and Social Responsibility (CSER) shall be laid down by the project proponent (2% shall be earmarked) as per guidelines of MoEF, GoI Office Memorandum No. J-11013/41/2006-IA.II(I) dated 18.05.2012 and Ministry of Corporate Affairs, GoI Notification Dated 27.02.2014. A separate audit statement shall be submitted in the compliance. Environment related work proposed to be executed under this responsibility shall be undertaken simultaneously. The project proponent shall select and prepare the list of the work for implementation of CSER of its own choice and shall submit the same before the start of construction.

155.05 Environmental Clearance for the proposed construction of Integrated Residential Colony "Sushant City", Sector 35/36, District Karnal by M/s Ansal Properties and Infrastructure Ltd.

Project Proponent : Sh. Mukesh Kumar

Consultant : Ind Tech House Consult

The project was submitted to the SEIAA, Haryana on 10.10.2016. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC. The case was taken up for approval of Terms of Reference in the 143rd meeting of the SEAC held on 27.10.2016.

The Project Proponent requested for adjournment and the same was discussed in the meeting. The Committee acceded to the request and decided to issue 30 days notice to the PP. Accordingly the notice will be issued by the Secretary, SEAC to the Project Proponent.

The observations of 143rd meeting were conveyed to the PP vide letter No. 1582 dated 08.11.2016. The PP submitted the request on dated 27.06.2017. Thereafter, the case was taken up in the 155th meeting of the SEAC held on 11.07.2017.

The Project Proponent requested for adjournment and the same was discussed in the meeting. The Committee acceded to the request and decided to issue 30 days notice to the PP. Accordingly the notice will be issued by the Secretary, SEAC to the Project Proponent.

155.06 Environment Clearance for proposed Warehouse (for storage of commercial goods) on an area measuring 20.58 Acres at Village –Binola, Tehsil –Manesar, District Gurugram, Haryana by M/s Integra Urban Infrastructure Pvt. Ltd.

Project Proponent : Mr. Kapil Saini

Consultant : Vardan Enviro Solutions Pvt. Ltd.

The project was submitted to the SEIAA, Haryana on 27.06.2017. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC. Thereafter the case was taken up for appraisal in the 155th meeting of the SEAC held on 11.07.2017.

After detailed discussions, the following shortcomings were concluded:

1. The PP should provide the location of STP.
2. The PP should submit the revised rain water harvesting plan as per site hydro geological conditions.
3. The PP should submit the traffic study/vehicular movement and its impact on air quality alongwith mitigation measures.
4. The PP should give undertaking for DG sets stack height as per CPCB norms.
5. The PP should submit revised parking plan.

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

155.07 Environmental Clearance for proposed affordable group housing project at village Baighera, Sector 112, Gurgaon, Haryana by M/s Delurise Buildtech India Pvt. Ltd.

Project Proponent : Sh. Neeraj Kumar

Consultant : Grass Roots Research and Creation India Pvt. Ltd.

The project was submitted to the SEIAA, Haryana on 14.09.2016. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC.

The case was taken up for appraisal in the 141st meeting of the SEAC held on 29.09.2016. During discussions, it was observed that the project proponent and consultant has submitted the incomplete application i.e. most of the columns are blank/not filled up and also not supplied the requisite documents to the Members. Earlier also the consultant had submitted incomplete applications for which he was warned. In spite of the warning, he did not bother to submit the complete papers which clearly indicate that the consultant is not willing to comply the directions of the Committee, therefore this case was not heard. He tendered unconditional apology, and promised that he will not repeat such mistakes in future.

The observations of 141st meeting were conveyed to the PP vide letter No. 1504 dated 05.10.2016. The PP submitted the reply vide letter dated 10.11.2016. Thereafter the case was taken up in the 145th meeting of the SEAC held on 29.11.2016.

The observations of 145th meeting were conveyed to the PP vide letter No. 1683 dated 08.12.2016. The PP submitted vide letter dated 10.11.2016 requested for taking up of their case. Thereafter the case was taken up in the 153rd meeting of the SEAC held on 07.06.2017.

The Project Proponent requested for adjournment and the same was discussed in the meeting. The Committee acceded to the request and decided to issue 30 days notice to the PP

The observations of 153rd meeting were conveyed to the PP vide letter No. 2041 dated 16.06.2017. The PP submitted the reply on dated 23.06.2017. Thereafter, the case was taken up in the 155th meeting of the SEAC held on 11.07.2017.

After detailed discussions, the following shortcomings were concluded:

1. The PP should submit the assurance of the supply of the water during construction phase from safe area through tankers and permission from CGWA for using the ground water of the existing borewell including permission from HUDA for supply of water during operation Phase with detailed clarification regarding availability of water in the area.
2. The PP should submit details of water bodies such as drain, canal etc. alongwith level w.r.t. Survey of India sheet.
3. The PP should submit special mitigation measures of air pollution due to DG set and vehicular/traffic movement.
4. The PP should give undertaking for hydraulic ladder.
5. The PP should submit structure stability certificate from the reputed Intuition/consultant.
6. The PP should give undertaking to comply with the HAREDA norms for solar energy generation.
7. The PP should submit Solid Waste Management Plan.
8. The PP should submit revised parking plan.
9. The PP should submit fresh water requirement and flushing requirement.
10. The PP should submit the revised water balance diagram.
11. The PP should provide rain water harvesting plan as per site specific hydrogeological condition.
12. The PP should submit detailed green belt plan viz:
 - (a) Width, length and area to be covered under the green belt;
 - (b) Number of rows of trees to be planted; and
 - (c) Tree species required to be planted and spacing to be maintained between them depending on the local climate and site conditions.

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

complete information. In case of non-receipt of information in time; the case shall be recommended for rejection/ filing.

155.08 Environment Clearance for amendment of IT Park Project over an area measuring 5.025 acres in the revenue estate of Village-Maidawas and Badshahpur, Sector-67, Gurugram by M/s Martial Buildcon Pvt. Ltd.

Project Proponent : Sh. Amar Nath

Consultant : Ind Tech House Consult

The project was submitted to the SEIAA, Haryana on 31.05.2017. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC. Thereafter the case was taken up for appraisal in the 154th meeting of the SEAC held on 30.06.2017.

The Project Proponent requested for adjournment and the same was discussed in the meeting. The Committee acceded to the request and decided to list the project in the 155th meeting of the SEAC to be held on 11.07.2016. It was also made clear to the Project Proponent that no separate letter will be issued for attending the meeting of the SEAC.

Thereafter, the case was taken up in 155th meeting of the SEAC held on 11.07.2017.

The Project Proponent requested for adjournment and the same was discussed in the meeting. The Committee acceded to the request and decided to issue 30 days notice to the PP. Accordingly the notice will be issued by the Secretary, SEAC to the Project Proponent.

155.09 EC for proposed Commercial Colony measuring 7.462 acres in the revenue estate of village Begampur Khatola, Sector-74, Gurugram, Haryana by M/s Prompt Engineering Pvt. Ltd.

Project Proponent : Sh. Amar Nath

Consultant : Ind Tech House Consult

The project was submitted to the SEIAA, Haryana on 31.05.2017. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC. Thereafter the case was taken up for appraisal in the 154th meeting of the SEAC held on 30.06.2017.

The Project Proponent requested for adjournment and the same was discussed in the meeting. The Committee acceded to the request and decided to list the project in the 155th meeting of the SEAC to be held on 11.07.2016. It was also made clear to the Project Proponent that no separate letter will be issued for attending the meeting of the SEAC.

Thereafter, the case was taken up in 155th meeting of the SEAC held on 11.07.2017.

During presentation, the Committee was informed that it is a Proposed Commercial Colony of Area Measuring 7.462 Acres in Sector-74, District Gurgaon, Haryana. The estimated cost of the project is Rs. 210 Crores. Total Plot area is 7.462 Acres (30197.595 Sq. Meters). Total built up area will be approximately 76594.12 Sq. Meters. The project will comprise of 5(1+4) no. of building blocks. The maximum height of the building is approx. 29.05 meters. It was also informed that the green area development has been kept as 25% (i.e. 5059.91 Sq. Meter approximately of the existing development) of the total plot area. 2236.43 Sq. Meters of the total existing development would be earmarked for plantation in the form of shelter belt around the periphery of the project area and in the form of avenue line on either side of the roads. 2823.48 Sq. Meters of the total plot area under herbs / shrubs/ climbers/ lawns, The total water requirement for the project will be 439 KLD (i.e. 105 KLD of fresh water & 334 KLD of recycled treated water). The waste water generation will be 223 KLD which will be treated upto tertiary level in STP having total capacity of 270 KLD. The STP treated water will be used for flushing, horticulture and other misc. purposes.

The Air quality data is slightly higher of baseline in respect of PM₁₀ and PM_{2.5} parameters which ranges approximately from 158 and 60 respectively. Incremental air pollution in respect of PM₁₀ is 0.223 µg/m³. PP has submitted special mitigative measures for controlling air pollution for construction phase and operation phase which includes 5 meters high barricade wall at the periphery, broad leafy trees would be planted as green belt, trees with heavy foliage would be planted on both side of carriage way, ultra low sulphur Diesel (5 ppm) would be used as fuel in DG Sets, Stack height of DG set would be as per CPCB norms. These measures would minimize the impact on air environment.

It was informed by the project proponent that the power requirement for the project will be 4780 KW. Parking requirement for the project as per Haryana Bye Laws is 895 ECS but the parking proposed to be provided in the project is 1088 ECS. There will be total solid waste generation of 1.33 TPD. Out of this the bio-degradable waste 0.53 TPD will be composted in 1 Nos. of Organic Waste Converter provided within the project premises and the manure produced will be used for horticulture and green development. The calculations of the same are in accordance with the prescribed norms. It was pointed out that the required water for the project will be provided through HUDA.

Detailed discussions were held about Solid Waste Management, rain water harvesting, fire fighting plan, noise and vibration plan, health and welfare of the laborers, electrical hazard plan, environment monitoring plan, energy conservation measures and environment management plan. There will be 07 numbers of rain water harvesting structures as approved by the Central Ground Water Authority (CGWA). The mitigation measures were found in order by the Committee.

The project proponent placed on record an undertaking as under:-

"We hereby undertake that we will provide scrubber in our DG Sets and no vehicles conforming below BS III Standards shall be allowed in the project"

After deliberations the Committee rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following stipulations:

PART A-

SPECIFIC CONDITIONS:-

Construction Phase:-

- [1]** "Consent for Establish" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana before the start of any construction work at site.
- [2]** A first aid room as proposed in the project report shall be provided both during construction and operational phase of the project.
- [3]** Adequate drinking water and sanitary facilities shall be provided for construction workers at the site. Provision should be made for mobile toilets. Open defecation by the labourers is strictly prohibited. The safe disposal of waste water and solid wastes generated during the construction phase should be ensured.
- [4]** All the topsoil excavated during construction activities shall be stored for use in horticulture/landscape development within the project site.
- [5]** The project proponent shall ensure that the building material required during construction phase is properly stored within the project area and disposal of construction waste should not create any adverse effect on the neighboring communities and should be disposed of after taking necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- [6]** Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water and any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approval of the Haryana State Pollution Control Board.

- [7] The diesel generator sets to be used during construction phase shall be of ultra low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- [8] The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- [9] Ambient noise levels shall conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be taken to reduce ambient air pollution and noise level during construction phase, so as to conform to the stipulated residential standards of CPCB/MoEF.
- [10] Fly ash shall be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and as amended on 27th August 2003.
- [11] Storm water control and its re-use as per CGWB and BIS standards for various applications should be ensured.
- [12] Water demand during construction shall be reduced by use of pre-mixed concrete, curing agents and other best practices.
- [13] In view of the severe constraints in water supply augmentation in the region and sustainability of water resources, the developer will submit the NOC from CGWA specifying water extraction quantities and assurance from HUDA/ utility provider indicating source of water supply and quantity of water with details of intended use of water – potable and non-potable. Assurance is required for both construction and operation stages separately. It shall be submitted to the SEIAA and RO, MOEF, Chandigarh before the start of construction.
- [14] Roof must meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material.
- [15] Opaque wall must meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is desirable for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- [16] The approval of the competent authority shall be obtained for structural safety of the building on account of earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc. If any forest land is involved in the proposed site, clearance under Forest Conservation Act shall be obtained from the competent Authority.
- [17] Overexploited groundwater and impending severe shortage of water supply in the region requires the developer to redraw the water and energy conservation plan. Developer shall reduce the overall footprint of the proposed development. Project proponent shall incorporate water efficiency /savings measures as well as water reuse/recycling within 3 months and before start of construction to the SEIAA, Haryana and RO, MOEF, GOI, Chandigarh.
- [18] The Project Proponent as stated in the proposal shall construct total 10 rain water harvesting pits for recharging the ground water within the project premises. Rain water harvesting pits shall be designed to make provisions for silting chamber and removal of floating matter before entering harvesting pit. Maintenance budget and persons responsible for maintenance must be provided. Care shall also be taken that contaminated water do not enter any RWH pit.
- [19] The project proponent shall provide for adequate fire safety measures and equipments as required by Haryana Fire Service Act, 2009 and instructions issued by the local Authority/ Directorate of fire from time to time. Further the project proponent shall take necessary permission regarding fire safety scheme/NOC from competent Authority as required.
- [20] The Project Proponent shall obtain assurance from the DHBVN for supply of power before the start of construction. In no case project will be operational solely on generators without any power supply from any external power utility.
- [21] Detail calculation of power load and ultimate power load of the project shall be submitted to DHBVN under intimation to SEIAA Haryana before the start of construction. Provisions shall be made for electrical infrastructure in the project area.
- [22] The Project Proponent shall not raise any construction in the natural land depression / Nallah/water course and shall ensure that the natural flow from the Nallah/water course is not obstructed.
- [23] The Project Proponent shall keep the plinth level of the building blocks sufficiently above the level of the approach road to the Project. Levels of the other areas in the Projects shall also be kept suitably so as to avoid flooding.
- [24] Construction shall be carried out so that density of population does not exceed norms approved by Director General Town and Country Department Haryana.
- [25] The Project Proponent shall submit an affidavit with the declaration that ground water will not be used for construction and only treated water should be used for construction.
- [26] The project proponent shall not cut any existing tree and project landscaping plan should be modified to include those trees in green area.

- [27] The project proponent shall provide 3 meter high barricade around the project area, dust screen for every floor above the ground, proper sprinkling and covering of stored material to restrict dust and air pollution during construction.
- [28] The project proponent shall construct a sedimentation basin in the lower level of the project site to trap pollutant and other wastes during rains.
- [29] The project proponent shall provide proper rasta of proper width and proper strength for the project before the start of construction.
- [30] The project proponent shall ensure that the U-value of the glass is less than 3.177 and maximum solar heat gain co-efficient is 0.25 for vertical fenestration.
- [31] The project proponent shall adequately control construction dusts like silica dust, non-silica dust and wood dust. Such dusts shall not spread outside project premises. Project Proponent shall provide respiratory protective equipment to all construction workers.
- [32] The project proponent shall develop complete civic infrastructure of the Group Housing colony including internal roads, green belt development, sewerage line, Rain Water recharge arrangements, Storm water drainage system, Solid waste management site and provision for treatment of bio-degradable waste, STP, water supply line, dual plumbing line, electric supply lines etc. and shall offer possession of the units/flats thereafter.
- [33] The project proponent shall provide one refuge area till 24 meter and one till 39 meter each, as per National Building Code. The project proponent shall not convert any refuse area in the habitable space and it should not be sold out/commercialized.
- [34] The project proponent shall provide fire control room and fire officer for building above 30 meter as per National Building Code.
- [35] The project proponent shall obtain permission of Mines and Geology Department for excavation of soil before the start of construction.
- [36] The project proponent shall seek specific prior approval from concerned local Authority/HUDA regarding provision of storm drainage and sewerage system including their integration with external services of HUDA/ Local authorities beside other required services before taking up any construction activity.
- [37] The project proponent shall submit the copy of fire safety plan duly approved by Fire Department before the start of construction.
- [38] The project proponent shall discharge excess of treated waste water/storm water in the public drainage system and shall seek permission of HUDA before the start of construction.
- [39] The project proponent shall maintain the distance between STP and water supply line.
- [40] The project proponent shall ensure that the stack height is 6 meter more than the highest tower.
- [41] The project proponent shall ensure that structural stability to withstand earthquake of magnitude 8.5 on Richter scale.
- [42] The project proponent will install scrubber in DG Set.

Operational Phase:

- [a] "Consent to Operate" shall be obtained from Haryana State Pollution Control Board under Air and Water Act and a copy shall be submitted to the SEIAA, Haryana.
- [b] The Sewage Treatment Plant (STP) shall be installed for the treatment of the sewage to the prescribed standards including odour and treated effluent will be recycled to achieve zero exit discharge. The installation of STP shall be certified by an independent expert and a report in this regard shall be submitted to the SEIAA, Haryana before the project is commissioned for operation. Tertiary treatment of waste water is mandatory. The project proponent shall remove not only Ortho-Phosphorus but total Phosphorus to the extent of less than 2mg/liter. Similarly total Nitrogen level shall be less than 2mg/liter in tertiary treated waste water. Discharge of treated sewage shall conform to the norms and standards of CPCB/ HSPCB, whichever is environmentally better. Project Proponent shall implement such STP technology which does not require filter backwash. The project proponent shall essentially provide two numbers of STPs preferably equivalent to 50% of total capacity or as per the initial occupancy as the case may be.
- [c] Separation of the grey and black water should be done by the use of dual plumbing line. Treatment of 100% grey water by decentralized treatment should be done ensuring that the re-circulated water should have BOD level less than 5 mg/litre and the recycled water will be used for flushing, gardening and DG set cooling etc. to achieve zero exit discharge.
- [d] For disinfection of the treated wastewater ultra-violet radiation or ozonization process should be used.
- [e] Diesel power generating sets proposed as source of back-up power for lifts, common area illumination and for domestic use should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The location of the DG sets shall be in the open as promised by the project proponent with appropriate stack height above the highest roof level of the project as per the CPCB norms. The diesel used for DG sets shall be ultra low sulphur diesel (35 ppm sulphur), instead of low sulphur diesel.

- [f]** Ambient Noise level should be controlled to ensure that it does not exceed the prescribed standards both within and at the boundary of the Proposed Affordable Group Housing Project.
- [g]** The project proponent as stated in the proposal should maintain at least 20.10% as green cover area for tree plantation especially all around the periphery of the project and on the road sides preferably with local species which can provide protection against noise and suspended particulate matter. The open spaces inside the project shall be preferably landscaped and covered with vegetation/grass, herbs & shrubs. Only locally available plant species shall be used.
- [h]** The project proponent shall strive to minimize water in irrigation of landscape by minimizing grass area, using native variety, xeriscaping and mulching, utilizing efficient irrigation system, scheduling irrigation only after checking evapo-transpiration data.
- [i]** Rain water harvesting for roof run-off and surface run-off, as per plan submitted should be implemented. Before recharging the surface run off, pre- treatment through sedimentation tanks must be done to remove suspended matter, oil and grease. The bore well for rainwater recharging shall be kept at least 5 mts. above the highest ground water table. Care shall be taken that contaminated water do not enter any RWH pit. The project proponent shall avoid Rain Water Harvesting of first 10 minutes of rain fall. Roof top of the building shall be without any toxic material or paint which can contaminate rain water. Wire mesh and filters should be used wherever required.
- [j]** The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- [k]** A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submitted to the SEIAA, Haryana in three months time.
- [l]** Energy conservation measures like installation of LED only for lighting the areas outside the building and inside the building should be integral part of the project design and should be in place before project commissioning. Use of solar panels must be adapted to the maximum energy conservation.
- [m]** The Project Proponent shall use zero ozone depleting potential material in insulation, refrigeration, air-conditioning and adhesive. Project Proponent shall also provide Halon free fire suppression system.
- [n]** The solid waste generated should be properly collected and segregated as per the requirement of the MSW Rules, 2016 and as amended from time to time. The bio-degradable waste should be treated by appropriate technology (proposed OWC) at the site earmarked within the project area and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- [o]** The provision of the solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block.
- [p]** The traffic plan and the parking plan proposed by the Project Proponent should be adhered to meticulously with further scope of additional parking for future requirement. There should be no traffic congestion near the entry and exit points from the roads adjoining the proposed project site. Parking should be fully internalized and no public space should be used.
- [q]** The Project shall be operationalized only when HUDA/local authority will provide domestic water supply system in the area.
- [r]** Operation and maintenance of STP, solid waste management and electrical Infrastructure, pollution control measures shall be ensured even after the completion of project.
- [s]** Different type of wastes should be disposed off as per provisions of municipal solid waste, biomedical waste, hazardous waste, e-waste, batteries & plastic rules made under Environment Protection Act, 1986. Particularly E-waste and Battery waste shall be disposed of as per existing E-waste Management Rules 2011 and Batteries Management Rules 2001. The project proponent should maintain a collection center for E-waste and it shall be disposed of to only registered and authorized dismantler / recycler.
- [t]** Standards for discharge of environmental pollutants as enshrined in various schedules of rule 3 of Environment Protection Rule 1986 shall be strictly complied with.
- [u]** Water supply shall be metered among different users and different utilities.
- [v]** The project proponent shall ensure that the of DG sets is more than the highest tower and also ensure that the emission standards of noise and air are within the CPCB latest prescribed limits. Noise and Emission level of DG sets greater than 800 KVA shall be as per CPCB latest standards for high capacity DG sets.
- [w]** All electric supply exceeding 100 amp, 3 phase shall maintain the power factor between 0.98 lag to 1 at the point of connection.
- [x]** The project proponent shall not use fresh water for HVAC and DG cooling. Air based HVAC system should be adopted and only treated water shall be used by project proponent for cooling, if it is at

all needed. The Project Proponent shall also use evaporative cooling technology and double stage cooling system for HVAC in order to reduce water consumption. Further temperature, relative humidity during summer and winter seasons should be kept at optimal level. Variable speed drive, best Co-efficient of Performance (CoP), as well as optimal Integrated Point Load Value and minimum outside fresh air supply may be resorted for conservation of power and water. Coil type cooling DG Sets shall be used for saving cooling water consumption for water cooled DG Sets.

- [y] The project proponent shall ensure that the transformer is constructed with high quality grain oriented, low loss silicon steel and virgin electrolyte grade copper. The project proponent shall obtain manufacturer's certificate also for that.
- [z] The project proponent shall ensure that exit velocity from the stack should be sufficiently high. Stack shall be designed in such a way that there is no stack down-wash under any meteorological conditions.
- [aa] The project proponent shall provide water sprinkling system in the project area to suppress the dust in addition to the already suggested mitigation measures in the Air Environment Chapter of EMP.
- [ab] The project proponent shall ensure proper Air Ventilation and light system in the basements area for comfortable living of human being and shall ensure that number of Air Changes per hour/(ACH) in basement never falls below 15. In case of emergency capacity for increasing ACH to the extent of 30 must be provided by the project proponent.
- [ac] The project proponent shall ensure drinking/ domestic water supply as per prescribed standards till treated water supply is made available by HUDA.
- [ad] The project proponent shall install solar panel for energy conservation.

PART-B. GENERAL CONDITIONS:

- [i] The Project Proponent shall ensure the commitments made in Form-1, Form-1A, EIA/EMP and other documents submitted to the SEIAA for the protection of environment and proposed environmental safeguards are complied with in letter and spirit. In case of contradiction between two or more documents on any point, the most environmentally friendly commitment on the point shall be taken as commitment by project proponent.
- [ii] The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the northern Regional Office of MoEF, the respective Zonal Office of CPCB, HSPCB and SEIAA Haryana.
- [iii] STP outlet after stabilization and stack emission shall be monitored monthly. Other environmental parameters and green belt shall be monitored on quarterly basis. After every 3 (three) months, the project proponent shall conduct environmental audit and shall take corrective measure, if required, without delay.
- [iv] The SEIAA, Haryana reserves the right to add additional safeguard measures subsequently, if found necessary. Environmental Clearance granted will be revoked if it is found that false information has been given for getting approval of this project. SEIAA reserves the right to revoke the clearance if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF.
- [v] The Project proponent shall not violate any judicial orders/pronouncements issued by any Court/Tribunal.
- [vi] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972, Forest Act, 1927, PLPA 1900, etc. shall be obtained, as applicable by project proponents from the respective authorities prior to construction of the project.
- [vii] The Project proponent should inform the public that the project has been accorded Environment Clearance by the SEIAA and copies of the clearance letter are available with the Haryana State Pollution Control Board & SEIAA. This should be advertised within 7 days from the date of issue of the clearance letter at least in two local newspapers that are widely circulated in the region and the copy of the same should be forwarded to SEIAA Haryana. A copy of Environment Clearance conditions shall also be put on project proponent's web site for public awareness.
- [viii] Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the Project Proponent if it was found that construction of the project has been started before obtaining prior Environmental Clearance.
- [ix] Any appeal against the this Environmental Clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- [x] The project proponent shall put in place Corporate Environment Policy as mentioned in MoEF, Gol OM No. J-11013/41/2006-IA II (I) dated 26.4.2012 within 3 months period. Latest Corporate Environment Policy should be submitted to SEIAA within 3 months of issuance of this letter.

- [xi] The fund ear-marked for environment protection measures should be kept in separate account and should not be diverted for other purposes and year wise expenditure shall be reported to the SEIAA/RO MOEF GOI under rules prescribed for Environment Audit.
- [xii] The project proponent shall ensure the compliance of Forest Department, Haryana Notification no. S.O.121/PA2/1900/S.4/97 dated 28.11.1997.
- [xiii] The Project Proponent shall ensure that no vehicle during construction/operation phase enter the project premises without valid 'Pollution Under Control' certificate from competent Authority.
- [xiv] The project proponent is responsible for compliance of all conditions in Environmental Clearance letter and project proponent can not absolve himself /herself of the responsibility by shifting it to any contractor engaged by project proponent.
- [xv] The project proponent shall seek fresh Environmental clearance if at any stage there is change in the planning of the proposed project.
- [xvi] Besides the developer/applicant, the responsibility to ensure the compliance of Environmental Safeguards/conditions imposed in the Environmental Clearance letter shall also lie on the licensee/licensees in whose name/names the license/CLU has been granted by the Town & Country Planning Department, Haryana.
- [xvii] The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; PM_{2.5}, PM₁₀, SO_x NO_x, Ozone, Lead, CO, Benzene, Ammonia, Benzopyrine, arsenic and Nickel. (Ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- [xviii] The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the HSPCB Panchkula as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of the EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- [xix] The project proponent shall conduct environment audit at every three months interval and thereafter corrected measures shall be taken without any delay. Details of environmental audit and corrective measures shall be submitted in the monitoring report.
- [xx] Corporate Environment and Social Responsibility (CSER) shall be laid down by the project proponent (2% shall be earmarked) as per guidelines of MoEF, GoI Office Memorandum No. J-11013/41/2006-IA.II(I) dated 18.05.2012 and Ministry of Corporate Affairs, GoI Notification Dated 27.02.2014. A separate audit statement shall be submitted in the compliance. Environment related work proposed to be executed under this responsibility shall be undertaken simultaneously. The project proponent shall select and prepare the list of the work for implementation of CSER of its own choice and shall submit the same before the start of construction.
- [xxi] The project proponent will not allow the vehicles conforming below BS III Standards.

The meeting ended with the vote of thanks to the Chair.

Annexure-‘A’

List of Participants

1.	Shri Raj Kumar Sapra, IFS (Retd.) House No. 601, Angel Apartment Society No. 12, Sector-24, Panchkula	Member
2.	Shri S.C. Mann, House No. 544, Sector-12-A, Panchkula Haryana	Member
3.	Shri A.K. Bhatia, House No. 679, Sector-8, Panchkula, Haryana	Member
4.	Shri Hitender Singh, Architect, Department of Architecture, Haryana	Member
5.	Dr. S.N. Mishra, House No. 220, First Floor, Sector-14, Rohtak, Haryana	Member
6.	Sh. S. Narayanan, IFS Member Secretary, Haryana State Pollution Control Board, Panchkula	Secretary