**Minutes of the 253rdMeeting of the State Expert Appraisal Committee (SEAC), Haryana held on 21.10.2022 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No.55-58, First Floor, ParyatanBhawan, Sector-2, Panchkulafor considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006**

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

The minutes of 252ndmeeting were discussed and approved. In the meeting 7nos. of agenda projects received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

| Sr. No. | Name | Designation |
|---|---|---|
| 1. | Sh.Prabhakar Verma | Member |
| 2. | Dr.Vivek Saxena, IFS | Member |
| 3. | Dr.Sandeep Gupta **(Joined through VC)** | Member |
| 4. | Sh.Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana | Member Secretary |

**253.01 EC for Proposed Integrated Residential Plotted Development project over an area of 52.97916 acres in the revenue estate of Village Islam Nagar, Sector-3, 4, & 4-A, Pinjore Kalka Urban Complex, District Panchkula, Haryana by M/s Trident Hills Private Ltd**

**Project Proponent : Sh. Sandeep Kumar**
**Consultant : Vardan EnviroNet**

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/INFRA2/401340/2022dated 27.09.2022 for obtaining Environmental Clearance under Category 8(a)of EIA Notification 14.09.2006. Project proponent has submitted prescribed scrutiny fees vide DD No.036115dated 31.08.2022 of Rs.2,00,000/-.

The case was taken up in 252nd meeting held on 14.10.2022. The PP alongwith consultant appeared before the committee and presented their case. During presentation of this case, it has come to the notice of the committee that the **land measuring 52.97916 acres** proposed to be developed in this project has already been covered under the Environment Clearance granted by SEIAA vide letter dated 15.04.2014 in the name of **M/s MangoliaPropbuildPvt. Ltd**.

In the meeting, PP was directed to produce status of construction of M/s MangoliaPropbuildPvt. Ltd. as nothing was found mentioned in the application of this project. Further, PP was also directed to submit documents as conveyed by SEIAA vide letter dated 04.10.2022 which were to be submitted before SEAC at the time of presentation. However, PP did not reply to the above mentioned observations/letter which is also required before appraisal of the project. Accordingly, the case is deferred and shall be taken in next meeting.

Thereafter, the case was taken up in 253rd meeting held on 21.10.2022. The PP presented the case before the committee. The chronology of the project alongwith relevant documents as submitted by PP is as under:

- That earlier management of M/s Trident Hills Pvt. Ltd. (**hereinafter to be referred as THPL**) entered into MOU with Magnolia PropbuildPvt. Ltd. ("Magnolia") and Land-Owning Companies ("LOC") during the year 2007. As per these MOU, THPL(which was part of IREO Group till 06.08.2021) advanced various monies to Magnolia and LOC to acquire land, the development rights of which were to be transferred to THPL. It is pertinent to inform that Magnolia was also part of IREO Group.
- That Magnolia and LOC were granted licenses no. 28 of 2010, 55 of 2013 & 74 of 2013 by DTCP, Haryana on various dates during 2010 and 2013.
- That THPL was granted development rights in relation to the licensed lands by Magnolia and other LOC. These development agreements were executed on 1st May 2010
- That thereafter THPL started selling units and collecting sales receipt in the project named "IreoFiveriver". These units comprised of plots, villas, floors and group housing units and sales were done to over 600 homebuyers
- That although THPL was the developer, all the approvals were taken in the name of Magnolia. Thereafter Magnolia applied and received Environmental Clearance under 8(b) in 2014 followed by NOC from NBWL which was in pursuant to 33rd meeting of Standing Committee of NBWL in which WLS namely Sukhna& Bir Shikargarh was recognized and project was granted NOC.
- That in pursuance of the above EC granted to Magnolia, THPL initiated the construction of Group Housing on 14.505 Acs land parcel earmarked for the same in 2015 but stopped construction in 2018 due to financial stress.
- That THPL through Magnolia undertook construction within the time frame of EC (valid till 2023) and CTE (valid till 2021). Moreover, certified compliance was done in June 2016 and quarterly compliance till 2018.
- That thereafter THPL was admitted in Corporate Insolvency Resolution Process ("CIRP") via an order dated 13th December 2018 post which the resolution process was undertaken as per IBC Code
- That Hon'ble NCLT vide its order dated 6th August 2021 approved the resolution plan submitted by Trident Group and granted the ownership of THPL to it.
- That under the resolution plan, Trident Group has addressed the liabilities of HDFC Ltd. and Axis Bank on the project and has fully repaid them. In addition, THPL has to allot and give possession of plots to erstwhile allottees.
- That in terms of approved Resolution Plan Clause 7.10 & Clause 7.11, all the approvals granted by any government authority for the said development be considered in the name of THPL and thereafter all the compliances of such approvals shall be fulfilled by THPL. In terms of order by NCLT dtd. 06.08.2021, all stakeholders are bound to the approved resolution plan.
- That THPL in pursuance of above clause submitted application for Endorsement of EC in State Environment Impact Assessment Authority (SEIAA) on 01st June 2022 along with previous licenses, NCLT Court Order and approved Resolution Plan along with copy of Environmental Clearance dtd. 15.04.2014.
- That THPL received NOC from Irrigation department Govt of Haryana w.r.t 5.795 Acres out of 7.32 Acres for which condition for NOC was imposed in the EC. Balance area for which NOC is not granted falls in already constructed 45 M wide road by HSVP.
- That thereafter THPL applied to the Department of Town and Country Planning vide letters dated 09.09.2021 and various other correspondences to take the licenses in its name.
- That Department of Town & Country Planning recognized Trident Hills Pvt. Ltd. as a Developer and granted 3 No. independent Licences i.e. 124, 125 of 2022 dtd. 18.08.2022 & 135 of 2022 dtd. 26.08.2022 under NILP- 2022 Policy, measuring approx. 192.801 Acs. out of 198.801 Acs under License Migration policy.
- That DTCP recognized and transferred ownership of the said project from Magnolia PropbuildPvt. Ltd. to Trident Hills Pvt. Ltd. followed by other government authorities

including DTCP, Forest, RERA and Department of Irrigation in pursuant to the Resolution Plan

- That as per condition (XV) of earlier EC which require PP to seek fresh EC in case of a change of project specifications, in compliance of same, now THPL has applied for Environmental Clearance for license number 124 and 125 admeasuring 71.28125 Acs& 52.97916 Acs. respectively under the category of 8(a) as the total proposed built-up is 49581.56 Sqm & 97862.058 Sqm respectively which is less then 1,50,000 sq. mtrs. Individually.
- That THPL will apply EC for the 3rd License i.e. 135 of 2022 which will be a Group Housing Project, after approval of the Building Plans of the proposed development.
- Thatnow the project as envisaged under the earlier EC dtd. 15.04.2014, does not exist and a new project is promulgated on the same land without any linkage or references to an earlier project.

The PP has submitted that in this case Town and Country Planning Department, Haryana, RERA and Irrigation Departmentalready recognized M/s Trident Hills Pvt. Ltd. as legal owner of M/s Magnolia PropbuildPvt. Ltd. ("Magnolia")/IREO Fiveriver Pvt Ltd in pursuance of NCLT orders dated 06.10.2021 (copy of order attached).In support of their contention, PP/consultant submitted copy of NCLT order dated 06.10.2021, copy of letter from DTCP, Haryana for independent licence no.125 dated 18.08.2022 under migration policy on the name of M/s Trident Hills Pvt. Ltd. from the land parcel of earlier license for 192.80 acres on the name of M/s Magnolia PropbuildPvt. Ltd. ("Magnolia"), transfer of ownership of the project cited in the subject from M/s Magnolia PropbuildPvt. Ltd. ("Magnolia") to M/s Trident Hills Pvt. Ltd.by DFO, Panchkula, Haryana, RERA, Panchkula, Haryana,Executive Engineer,Department of Irrigation & Water Resources, Haryana in pursuant to the resolution plan under IBC, 2016 and annexedphtographs of the proposed land parcel stating that the land is vacant at present. Committee agreed with the contention of PP/Consultant and recommended transfer of Environment Clearance from M/s Magnolia PropbuildPvt. Ltd. ("Magnolia") to M/s Trident Hills Pvt. Ltd.

As SEIAA has referred the case to SEAC under fresh category, the committee agrees to appraise the case under fresh category also keeping in view the PART B General Condition No.15 of Environment Clearance granted by SEIAA vide letter dated 15.04.2014 which is reproduced as under:

> **"xv.** ***The Project Proponent shall seek fresh Environment Clearance if at any stage there is change in the planning of the proposed project"***

As in this case, the scope of previous Environment Clearance is entirely being changed from Development of Plotted and Group Housing Residential Colony to Proposed Integrated Residential Plotted Development project under NILP-2022 of Town and Country Planning Department, Haryana, therefore, committee has taken up appraisal of the project under NILP-2022 for fresh EC in the name of M/s Trident Hills Pvt. Ltd

The committee discussed the case and asked PP to submit somedocuments. Vide letter dated 21.10.2022 the PP submitted the followings:

1. An undertaking which is reproduced below:
   i. That we will maintain the Right of Way (ROW) along the 220 KV HT line passing through the applied site.

ii. Forest NOC has already been issued to M/s Trident Hills Pvt. Ltd., we will abide to the conditions mentioned in the NOC.
iii. We will develop the Miyawaki forest in the 10% of the total green area to be developed at site
iv. NBWL Clearance has already been issued to M/s. Magnolia PropbuildPvt. Ltd., we as a parent company will abide to the conditions mentioned in the Wildlife clearance.
v. Antismog Gun, water sprayer and other instrument will be installed at site to mitigate the impact during the construction as well as operation phase.
vi. Power assurance application is under process.
vii. We have already obtained Water Assurance/Sewerage Assurance from HSVP under the name of Trident Hills Pvt. Ltd.
viii. At present No Height NOC is required. NOC from Airport Authority of India will be taken as per the approved building plan, if required.
ix. Zoning Plan as well as Building Plan approval is under process.
x. We will apply for the fresh EC in case of any change in the current EC application.
xi. Structure Safety Certificate will be taken from the concern department in case of any further development more than 20,000 sqm take place apart from this application.
xii. The THPL already received NOC from Irrigation department, Govt. of Haryana with respect to 5.795 Acre out of 7.32 Acre for which condition for NOC was imposed in EC. Balance area for which NOC is not granted as this land falls in already constructed 45m wide road by HSVP.
xiii. License No. 125 of 2022 dated 18.08.2022 is valid for 5 years till 17.08.2027.
xiv. We will develop the RWH & STP before the start the operation of the project.
xv. Green Area will be developed within one year after grant of CTO.

2. Comparison sheet showing previous EC and fresh EC particulars and current condition at site
3. EMP details
4. Table showing the distance of 03 Wildlife sanctuaries from the project site
5. Project cost certified from CA
6. Affidavit regarding use of revenue rasta

The PP also submitted the Basic and EMP details of the project as under:

**Table 1 – Basic Details**

| **Name of the Project: Proposed Integrated Residential Plotted Development project under NILP Policy over an area of 52.97916 Acres in the revenue estate of Village Islam Nagar, Sector-3,4, & 4-A, Pinjore Kalka Urban Complex, District- Panchkula, Haryana being developed by M/s Trident Hills Pvt. Ltd. and others (Formerly Known as M/s IREO FiveriverPvt Ltd).** | | |
|---|---|---|
| **Sr. No.** | **Particulars** | |
| 1. | Online Proposal Number | SIA/HR/INFRA2/401340/2022 |
| 2. | Latitude | 30°45'55.22"N |
| 3. | Longitude | 76°54'58.45"E |
| 4. | Plot Area | 2,14,399.24 m2/ 52.97916 Acres |
| 5. | Net Planned Area | 2,00,882.73 m2/ 49.6392 Acres |
| 6. | Proposed Ground Coverage | 1,14,377.9 m2 |
| 7. | Proposed FAR | 69,901.47 m2 |
| 8. | Non FAR Area | 27,960.588 m2 |
| 9. | Total Built Up area | 97,862.058 m2 |
| 10. | Total Green Area with % | 16400.048 $m^2$ (25% of Balance plot area=total site area – (area under plots + area under sector road+UD) |
| 11. | Rain Water Harvesting Pits (with size) | 9 RWH pits |

| | | | | |
|---|---|---|---|---|
| 12. | STP Capacity | | | 700 KLD |
| 13. | Total Parking | | | Within the plots |
| 14. | Organic Waste Converter | | | Total 3 nos. of OWC of capacity 1790 Kg/day<br>(1×1,250 Kg/day+1× 500 Kg/day + 1 x 40 Kg/day) |
| 15. | Maximum Height of the Building (m) | | | 15 m |
| 16. | Power Requirement | | | 6535 KVA |
| 17. | Power Backup | | | 5 nos of DG set capacity of 6,011 KVA.<br>(4×1500 KVA+1×11 KVA) |
| 18. | Water Requirement | | | 680 KLD |
| 19. | Domestic Water Requirement | | | 389 KLD |
| 20. | Fresh Water Requirement | | | 389 KLD |
| 21. | Treated Water | | | 291 KLD |
| 22. | Waste Water Generated | | | 520 KLD |
| 23. | Solid Waste Generated | | | 2444 Kg/day |
| 24. | Biodegradable Waste | | | 1466 Kg/day |
| 25. | Basement | | | 1 basement per plot |
| 26. | Number of Towers | | | NA |
| 27. | Dwelling Units/ EWS | | | Residential Floor Plots to be constructed-85Nos<br>Residential Individual Plots-193nos<br>Undetermined area(UD) for future-37,291.81 m2 |
| 28. | Community Center area | | | 841.20 m2 |
| 29. | Commercial area | | | 4,301.81 m2 |
| 30. | Aganwadi cum Creche | | | NA |
| 31. | Stories | | | B+S+4 floor |
| 32. | R+U Value of Material used (Glass) | | | U Value: 5.5 w/sqm k<br>SHGC: 0.9 |
| 33. | Total Cost of the project: | i) Land Cost | | Total Cost of Project: 434.27 Cr. |
| | | ii) Construction Cost | | |
| 34. | CER | | | -- |
| 35. | EMP Budget | | | **EMP Budget: 915 Lakhs. (2.106% of total project cost)** |
| 36. | Incremental Load in respect of: | | i) PM 2.5 | 0.1130 |
| | | | ii) PM 10 | 0.28644 |
| | | | iii) $SO_2$ | 0.71307 |
| | | | iv) $NO_2$ | 1.33284 |
| | | | v) CO | 0.0003719 |
| 37. | Construction Phase: | i) Power Back-up | | Temporary electrical connection of 19 KW<br>& 01 DG of 125 KVA |
| | | ii) Water Requirement & Source | | Fresh water – 10 KLD for drinking & sanitation.<br><br>Treated wastewater 30 KLD for construction<br><br>Source:<br>Fresh water – HSVP<br>Construction Water – HSVP |

| | | | |
|---|---|---|---|
| | | iii) STP (Modular) | 1 Nos of 5 KLD |
| | | iv) Anti-Smoke Gun | 01 Nos of Anti-smoke gun |

**Table 2 – EMP Details**

| During Construction Phase | | | During Operation Phase | | |
|---|---|---|---|---|---|
| **Description** | **Capital Cost (In Lakhs)** | **Recurring Cost (In Lakhs for 5 Year)** | **Description** | **Capital Cost (in Lakhs)** | **Recurring Cost (In Lakhs for 10 Year)** |
| Sanitation and Wastewater Management (Modular STP) | 5.00 | 25.00 | Waste Water Management (Sewage Treatment Plant) | 150.00 | 250..00 |
| Garbage & Debris disposal | 0.00 | 10.00 | Solid Waste Management (Dust bins & OWC) | 40.00 | 70.00 |
| Green Belt Development | 10.00 | 15.00 | Green Belt Development | 40.00 | 90.00 |
| Air, Noise, Soil, Water Monitoring | 0.00 | 5.00 | Monitoring for Air, Water, Noise & Soil | 00.00 | 15.00 |
| Rainwater harvesting system (9 pits) | 20.00 | 5.00 | Rainwater harvesting system | 00.00 | 5.00 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 20.00 | 20.00 | DG Sets including stack height and acoustics | 20.00 | 10.00 |
| Medical cum First Aid facility ( providing medical room & Doctor) | 10.00 | 30.00 | Energy Saving (Solar Panel system) | 25.00 | 10.00 |
| Storm Water Management (temporary drains and sedimentation basin) | 15.00 | 5.00 | | | |
| **Total** | **80 Lakhs** | **115 Lakhs** | **Total** | **275 Lakhs** | **450 Lakhs** |

**Total Project Cost: 434.27 Cr.**
**EMP Budget: 915 Lacs**
**Capital Cost: 350 Lacs**
**Recurring Cost : 565 Lacs**

The documents were placed before the committeeincluding NoC of NBWL, Forest NoC from DFO, Panchkula and submission that layout plan is on concept basis as zoning and building plans/layout plan is under process of approval and found in order.

The committee after detailed discussion considered the submissions including documents referred above by PP and rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting Environmental Clearance alongwith

transfer of Environment Clearance **M/s Magnolia PropbuildPvt. Ltd. ("Magnolia")** to **M/s Trident Hills Pvt. Ltd.**with specific condition of NoC of Forest Department of Haryana and NBWL to the project under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations:

**A. Specific conditions:-**

1. The Project Proponent shall seek fresh Environment Clearance if at any stage there is change in the planning of the proposed project.
2. The PP shall be abide with the conditions imposed in NoCs issued by Forest Department and NBWL.
3. Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT/CPCB/HSPCB. The Treated effluent from STP shall be recycled /reused for flushing,DG cooling and Gardening.
4. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
5. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
6. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
8. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
9. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05 kms radius of the site in different scenarios of space and time
10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **16400.048 $m^2$ (25% of Balance plot area=total site area – (area under plots + area under sector road+UD)**shall be provided for Green Area development for whole project, excluding plot areas.
11. The PP shall develop **10% of Green Area as Miyawaki Forest.**

12. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
13. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
14. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fightingequipments etc. as per National Building Code including protection measures from lightening etc.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall enhance **solar power capacity upto 3%** total power demand.
18. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
19. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
20. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
21. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
22. **09 Rain water harvesting recharge pits** shall be provided for ground water recharging as per the CGWB norms
23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits
24. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
25. The PP may provide electric charging stations to facilitate electric vehicle commuters.
26. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
27. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
28. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
29. The PP shall get agreement with individual plot holder to plant one tree in each plot.

**B. Statutory Compliance:**

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

4) The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
5) The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
6) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
7) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
8) The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 as amended in 2020) shall be followed.
9) The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

**I Air Quality Monitoring and Preservation**

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

**II Water Quality Monitoring and Preservation**

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

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

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

**III Noise Monitoring and Prevention**

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

**IV Energy Conservation Measures**

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

**V Waste Management**

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

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

**VI Green Cover**

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

**VII Transport**

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

emission standards be operated only during non-peak hours.

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

**VIII Human Health Issues**

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

**IX Corporate Environment Responsibility**

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

**X Miscellaneous**

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

of receipt.

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

**253.02 EC Proposed Integrated Residential Plotted Development project over an area measuring 71.28125 acres in the revenue estate of Village Islam Nagar, Sector-3, 4, & 4-A, Pinjore Kalka Urban Complex, District Panchkula, Haryana by M/s Trident Hills Private Ltd**

**Project Proponent : Sh. Sandeep Kumar**
**Consultant : Vardan EnviroNet**

The project was submitted to the SEIAA, Haryana vide online proposal No. SIA/HR/INFRA2/401472/2022dated 27.09.2022 for obtaining Environmental Clearance under Category 8(a)of EIA Notification 14.09.2006. Project proponent has submitted prescribed scrutiny fees vide DD No. 036116dated 31.08.2022 of Rs.2,00,000/-.

The case was taken up in 252nd meeting held on 14.10.2022. The PP alongwith consultant appeared before the committee and presented their case. During presentation of this case, it has come to the notice of the committee that the land measuring **71.28125 acres** proposed to be developed in this project has already been covered under the Environment Clearance granted by SEIAA vide letter dated 15.04.2014 in the name of **M/s MangoliaPropbuildPvt. Ltd**.

In the meeting, PP was directed to produce status of construction of M/s MangoliaPropbuildPvt. Ltd. as nothing was found mentioned in the application of this project. Further, PP was also directed to submit documents as conveyed by SEIAA vide letter dated 04.10.2022 which were to be submitted before SEAC at the time of presentation. However, PP did not reply to the above mentioned observations/letter which is also required before appraisal of the project. Accordingly, the case is deferred and shall be taken in next meeting.

Thereafter, the case was taken up in 253rd meeting held on 21.10.2022. The PPalognwith consultant appeared before the Committee and presented the case. The chronology of the project alongwith relevant documents as submitted by PP is as under:

- That earlier management of M/s Trident Hills Pvt. Ltd. (**hereinafter to be referred as THPL**) entered into MOU with Magnolia PropbuildPvt. Ltd. ("Magnolia") and Land-Owning Companies ("LOC") during the year 2007. As per these MOU, THPL(which was part of IREO Group till 06.08.2021) advanced various monies to Magnolia and LOC to acquire land, the development rights of which were to be transferred to THPL. It is pertinent to inform that Magnolia was also part of IREO Group.
- That Magnolia and LOC were granted licenses no. 28 of 2010, 55 of 2013 & 74 of 2013 by DTCP, Haryana on various dates during 2010 and 2013.
- That THPL was granted development rights in relation to the licensed lands by Magnolia and other LOC. These development agreements were executed on 1st May 2010
- That thereafter THPL started selling units and collecting sales receipt in the project named "IreoFiveriver". These units comprised of plots, villas, floors and group housing units and sales were done to over 600 homebuyers
- That although THPL was the developer, all the approvals were taken in the name of Magnolia. Thereafter Magnolia applied and received Environmental Clearance under 8(b) in 2014 followed by NOC from NBWL which was in pursuant to 33rd meeting of Standing Committee of NBWL in which WLS namely Sukhna& Bir Shikargarh was recognized and project was granted NOC.
- That in pursuance of the above EC granted to Magnolia, THPL initiated the construction of Group Housing on 14.505 Acs land parcel earmarked for the same in 2015 but stopped construction in 2018 due to financial stress.
- That THPL through Magnolia undertook construction within the time frame of EC (valid till 2023) and CTE (valid till 2021). Moreover, certified compliance was done in June 2016 and quarterly compliance till 2018.
- That thereafter THPL was admitted in Corporate Insolvency Resolution Process ("CIRP") via an order dated 13th December 2018 post which the resolution process was undertaken as per IBC Code
- That Hon'ble NCLT vide its order dated 6th August 2021 approved the resolution plan submitted by Trident Group and granted the ownership of THPL to it.

- That under the resolution plan, Trident Group has addressed the liabilities of HDFC Ltd. and Axis Bank on the project and has fully repaid them. In addition, THPL has to allot and give possession of plots to erstwhile allottees.
- That in terms of approved Resolution Plan Clause 7.10 & Clause 7.11, all the approvals granted by any government authority for the said development be considered in the name of THPL and thereafter all the compliances of such approvals shall be fulfilled by THPL. In terms of order by NCLT dtd. 06.08.2021, all stakeholders are bound to the approved resolution plan.
- That THPL in pursuance of above clause submitted application for Endorsement of EC in State Environment Impact Assessment Authority (SEIAA) on 01st June 2022 along with previous licenses, NCLT Court Order and approved Resolution Plan along with copy of Environmental Clearance dtd. 15.04.2014.
- That THPL received NOC from Irrigation department Govt of Haryana w.r.t 5.795 Acres out of 7.32 Acres for which condition for NOC was imposed in the EC. Balance area for which NOC is not granted falls in already constructed 45 M wide road by HSVP.
- That thereafter THPL applied to the Department of Town and Country Planning vide letters dated 09.09.2021 and various other correspondences to take the licenses in its name.
- That Department of Town & Country Planning recognized Trident Hills Pvt. Ltd. as a Developer and granted 3 No. independent Licences i.e. 124, 125 of 2022 dtd. 18.08.2022 & 135 of 2022 dtd. 26.08.2022 under NILP- 2022 Policy, measuring approx. 192.801 Acs. out of 198.801 Acs under License Migration policy.
- That DTCP recognized and transferred ownership of the said project from Magnolia PropbuildPvt. Ltd. to Trident Hills Pvt. Ltd. followed by other government authorities including DTCP, Forest, RERA and Department of Irrigation in pursuant to the Resolution Plan
- That as per condition (XV) of earlier EC which require PP to seek fresh EC in case of a change of project specifications, in compliance of same, now THPL has applied for Environmental Clearance for license number 124 and 125 admeasuring 71.28125 Acs& 52.97916 Acs. respectively under the category of 8(a) as the total proposed built-up is 49581.56 Sqm & 97862.058 Sqm respectively which is less then 1,50,000 sq. mtrs. Individually.
- That THPL will apply EC for the 3rd License i.e. 135 of 2022 which will be a Group Housing Project, after approval of the Building Plans of the proposed development.
- Thatnow the project as envisaged under the earlier EC dtd. 15.04.2014, does not exist and a new project is promulgated on the same land without any linkage or references to an earlier project.

The PP has submitted that in this case Town and Country Planning Department, Haryana, RERA and Irrigation Department already recognized **M/s Trident Hills Pvt. Ltd.** as legal owner of **M/s Magnolia PropbuildPvt. Ltd. ("Magnolia")/IREO Fiveriver Pvt Ltd** in pursuance of NCLT orders dated 06.10.2021 (copy of order attached). In support of their contention, PP/consultant submitted copy of NCLT order dated 06.10.2021, copy of letter from DTCP, Haryana for independent licence no.124 dated 18.08.2022 under migration policy on the name of M/s Trident Hills Pvt. Ltd. from the land parcel of earlier license for 192.80 acres on the name of M/s Magnolia PropbuildPvt. Ltd. ("Magnolia"), transfer of ownership of the project cited in the subject from M/s Magnolia PropbuildPvt. Ltd. ("Magnolia") to M/s Trident Hills Pvt. Ltd. by DFO, Panchkula, Haryana, RERA, Panchkula, Haryana, Executive Engineer, Department of Irrigation & Water Resources, Haryana in pursuant to the resolution plan under IBC, 2016 and annexed affidavitwith photographs of PP that exiting structure will be demolishedalongwith photographs.Committee agreed with the contention of PP/Consultant and recommended transfer of Environment Clearance from **M/s Magnolia PropbuildPvt. Ltd. ("Magnolia")** to **M/s Trident Hills Pvt. Ltd.**

As SEIAA has referred the case to SEAC under fresh category, the committee agrees to appraise the case under fresh category also keeping in view the PART B General Condition No.15 of Environment Clearance granted by SEIAA vide letter dated 15.04.2014 which is reproduced as under:

> **"xv.** ***The Project Proponent shall seek fresh Environment Clearance if at any stage there is change in the planning of the proposed project"***

As in this case, the scope of previous Environment Clearance is entirely being changed from Development of Plotted and Group Housing Residential Colony to Proposed Integrated Residential Plotted Development project under NILP-2022 of Town and Country Planning Department, Haryana, therefore, committee has taken up appraisal of the project under NILP-2022 for fresh EC in the name of M/s Trident Hills Pvt. Ltd

The committee discussed the case and asked PP to submit some documents. Vide letter dated 21.10.2022 the PP submitted as below:

1. An undertaking which is reproduced below:
   i. That we will maintain the Right of Way (ROW) along the 220 KV HT line passing through the applied site.
   ii. Forest NOC has already been issued to M/s Trident Hills Pvt. Ltd., we will abide to the conditions mentioned in the NOC.
   iii. We will develop the Miyawaki forest in the 10% of the total green area to be developed at site
   iv. NBWL Clearance has already been issued to M/s. Magnolia PropbuildPvt. Ltd., we as a parent company will abide to the conditions mentioned in the Wildlife clearance.
   v. Antismog Gun, water sprayer and other instrument will be installed at site to mitigate the impact during the construction as well as operation phase.
   vi. Power assurance application is under process.
   vii. We have already obtained Water Assurance/Sewerage Assurance from HSVP under the name of Trident Hills Pvt. Ltd.
   viii. At present No Height NOC is required. NOC from Airport Authority of India will be taken as per the approved building plan, if required.
   ix. Zoning Plan as well as Building Plan approval is under process.
   x. We will apply for the fresh EC in case of any change in the current EC application.
   xi. Structure Safety Certificate will be taken from the concern department in case of any further development more than 20,000 sqm take place apart from this application.
   xii. The THPL already received NOC from Irrigation department, Govt. of Haryana with respect to 5.795 Acre out of 7.32 Acre for which condition for NOC was imposed in EC. Balance area for which NOC is not granted as this land falls in already constructed 45m wide road by HSVP.
   xiii. License No. 124 of 2022 dated 18.08.2022 is valid for 5 years till 17.08.2027.
   xiv. We will develop the RWH & STP before the start the operation of the project.
   xv. Green Area will be developed within one year after grant of CTO.

2. Comparison sheet showing previous EC and fresh EC particulars and current condition at site
3. EMP details
4. Table showing the distance of 03 Wildlife sanctuaries from the project site
5. Project cost certified from CA
6. Affidavit regarding use of revenue rasta and demolition of existing structure

The following are the Basic and EMP details of the project:

**Table 1 – Basic Details**

| **Name of the Project:Proposed Integrated Residential Plotted Development project under NILP Policy over an area of 71.28125 Acres in the revenue estate of Village Islam Nagar, Sector-3,4, & 4-A, Pinjore Kalka Urban Complex, District- Panchkula, Haryana being developed by M/s Trident Hills Pvt. Ltd. and others (Formerly Known as M/s IREO FiveriverPvt Ltd).** | | |
|---|---|---|
| **Sr. No.** | **Particulars** | |
| 1. | Online Proposal Number | SIA/HR/INFRA2/401472/2022 |
| 2. | Latitude | 30°45'51.38"N |
| 3. | Longitude | 76°55'19.91"E |
| 4. | Plot Area | 2,88,464.98 m2/ 71.28125Acres |
| 5. | Net Planned Area | 2,82,192.36 m2/ 69.73125Acres |
| 6. | Proposed Ground Coverage | 1,75,177.6 m2 |
| 7. | Proposed FAR | 35,415.4 m2 |
| 8. | Non FAR Area | 14,166.16 m2 |
| 9. | Total Built Up area | 49,581.56 m2 |
| 10. | Total Green Area with % | 29,680.94 $m^2$ (25% of Balance plot area=total site area – (area under plots + area under sector road+GroupHousing+UD) |
| 11. | Rain Water Harvesting Pits | 30 RWH pits |
| 12. | STP Capacity | 1100 KLD |
| 13. | Total Parking | Within the plots |
| 14. | Organic Waste Converter | Total 6 nos. of OWC of capacity 3040 Kg/day (1×1,250 Kg/day+3× 500 Kg/day +1× 250 Kg/day + 1 x 40 Kg/day) |
| 15. | Maximum Height of the Building (m) | 15 m |
| 16. | Power Requirement | 9363 KVA |
| 17. | Power Backup | 5 nos of DG set capacity of 5,521 KVA. (3×1500 KVA+1×1010 KVA+1×11 KVA) |
| 18. | Water Requirement | 1159 KLD |
| 19. | Domestic Water Requirement | 655 KLD |
| 20. | Fresh Water Requirement | 655 KLD |
| 21. | Treated Water | 504 KLD |
| 22. | Waste Water Generated | 879 KLD |
| 23. | Solid Waste Generated | 4183 Kg/day |
| 24. | Biodegradable Waste | 2510 Kg/day |
| 25. | Basement | 1 basement per plot |
| 26. | Number of Towers | NA |
| 27. | Dwelling Units/ EWS | Residential Floor Plots to be constructed-18 Nos<br>Residential Individual Plots-489 nos<br>Undetermined area(UD) for future-9,554.63 m2<br>Group Housing for future development-33,277.30 m2 |
| 28. | Community Center area | 6,038.56 m2 |
| 29. | Commercial area | 9,186.36 m2 |
| 30. | Aganwadi cum Crenche | NA |
| 31. | Stories | B+S+4 floor |

| | | | | |
|---|---|---|---|---|
| 32. | R+U Value of Material used (Glass) | | | U Value: 5.5 w/sqm k<br>SHGC: 0.9 |
| 33. | Total Cost of the project: | i) Land Cost | | Total Cost of Project: 354.11 Cr. |
| | | ii) Construction Cost | | |
| 34. | CER | | | -- |
| 35. | EMP Budget | | | **EMP Budget: 1055Lakhs. (2.978% of total project cost)** |
| 36. | Incremental Load in respect of: | | i) PM 2.5 | 0.16849 |
| | | | ii) PM 10 | 0.42348 |
| | | | iii) $SO_2$ | 1.0587 |
| | | | iv) $NO_2$ | 1.93766 |
| | | | v) CO | 0.0005180 |
| 37. | Construction Phase: | i) Power Back-up | | Temporary electrical connection of 19 KW<br>& 01 DG of 125 KVA |
| | | ii) Water Requirement & Source | | Fresh water – 10 KLD for drinking & sanitation.<br><br>Treated wastewater 30 KLD for construction<br><br>Source:<br>Fresh water – HSVP<br>Construction Water – HSVP |
| | | iii) STP (Modular) | | 1 Nos of 5 KLD |
| | | iv) Anti-Smoke Gun | | 01 Nos of Anti-smoke gun |

**Table 2 – EMP Details**

| **During Construction Phase** | | | **During Operation Phase** | | |
|---|---|---|---|---|---|
| **Description** | **Capital Cost (In Lakhs)** | **Recurring Cost (In Lakhs for 5 Year)** | **Description** | **Capital Cost (in Lakhs)** | **Recurring Cost (In Lakhs for 10 Year)** |
| Sanitation and Wastewater Management (Modular STP) | 5.00 | 25.00 | Waste Water Management (Sewage Treatment Plant) | 180.00 | 300..00 |
| Garbage & Debris disposal | 0.00 | 10.00 | Solid Waste Management (Dust bins & OWC) | 45.00 | 80.00 |
| Green Belt Development | 10.00 | 15.00 | Green Belt Development | 50.00 | 110.00 |
| Air, Noise, Soil, Water Monitoring | 0.00 | 5.00 | Monitoring for Air, Water, Noise & Soil | 00.00 | 15.00 |
| Rainwater harvesting system (30 pits) | 25.00 | 5.00 | Rainwater harvesting system | 00.00 | 10.00 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 20.00 | 20.00 | DG Sets including stack height and acoustics | 20.00 | 10.00 |

| | | | | | |
|---|---|---|---|---|---|
| Medical cum First Aid facility ( providing medical room & Doctor) | 10.00 | 30.00 | Energy Saving (Solar Panel system) | 25.00 | 10.00 |
| Storm Water Management (temporary drains and sedimentation basin) | 15.00 | 5.00 | | | |
| **Total** | **85 Lakhs** | **115 Lakhs** | **Total** | **320 Lakhs** | **535 Lakhs** |

**Total Project Cost: 354.11 Cr.**
**EMP Budget: 1055 Lacs**
**Capital Cost: 405 Lacs**
**Recurring Cost: 650 Lacs**

The documents were placed before the committee including NoC of NBWL, Forest NoC from DFO, Panchkula and submission that layout plan is on concept basis as zoning and building plans/layout plan is under process of approval and found in order.

The committee after detailed discussion considered the submissions including documents referred above by PP and rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting Environmental Clearance alongwith transfer of Environment Clearance **M/s Magnolia PropbuildPvt. Ltd. ("Magnolia")** to **M/s Trident Hills Pvt. Ltd.**with specific condition of NoC of Forest Department of Haryana and NBWL to the project under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations:

**A. Specific conditions:-**

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

using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.

8. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
9. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05 kms radius of the site in different scenarios of space and time
10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **29,680.94 $m^2$ (25% of Balance plot area=total site area – (area under plots + area under sector road+GroupHousing+UD)**shall be provided for Green Area development for whole project, excluding plot areas.
11. The PP shall develop **10% of Green Area as Miyawaki Forest.**
12. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
13. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
14. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fightingequipments etc. as per National Building Code including protection measures from lightening etc.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall enhance **solar power capacity upto 3%** total power demand.
18. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
19. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
20. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
21. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
22. **30 Rain water harvesting recharge pits** shall be provided for ground water recharging as per the CGWB norms
23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits
24. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
25. The PP may provide electric charging stations to facilitate electric vehicle commuters.

26. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
27. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
28. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
29. The PP shall get agreement with individual plot holder to plant one tree in each plot.

**B. Statutory Compliance:**

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

[2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.

[3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

[4] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.

[5] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.

[6] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

[7] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

[8] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 as amended in 2020) shall be followed.

[9] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

**I Air Quality Monitoring and Preservation**

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

as taking out debris from the site.

6. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7. Wet jet shall be provided for grinding and stone cutting.
8. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
10. The diesel generator sets to be used during construction phase shall be ultra lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
11. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
12. For indoor air quality the ventilation provisions as per National Building Code of India.

**II Water Quality Monitoring and Preservation**

1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
4. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
5. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
8. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
12. A rain water harvesting plan needs to be designed where the recharge bores of minimum

one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

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

**III Noise Monitoring and Prevention**

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

**IV Energy Conservation Measures**

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

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

**V Waste Management**

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

**VI Green Cover**

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

compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

4. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

**VII Transport**

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

**VIII Human Health Issues**

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

**IX Corporate Environment Responsibility**

1. The project proponent shall comply with the provisions of CER, as applicable.
2. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly

report.

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

**X Miscellaneous**

1. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
3. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
6. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
7. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
8. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
9. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
10. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
11. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
12. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
13. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
14. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
15. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the

Regional Office by furnishing the requisite data / information/monitoring reports.

16. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

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

**Project Proponent : Not Present**
**Consultant : Not Present**

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

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

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

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

Then the case was taken up in 253$^{rd}$ meeting held on 21.10.2022. However, PP submitted a letter dated 19.10.2022 with a request to defer the case due to some unavoidable circumstance. The Committee acceded with the request of PP and deferred the case.

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

**Project Proponent : Not Present**
**Consultant : Not Present**

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

The case was taken up in 253$^{rd}$ meeting held on 21.10.2022. However, PP submitted a letter dated 19.10.2022 with a request to defer the case due to some unavoidable circumstance. The Committee acceded with the request of PP and deferred the case.

**253.05 EC for proposed affordable Plotted Colony "(under DDJAY-2016) in the sector-76, Gurugram , Haryana by M/s Whiteland Cooperation**

**Project Proponent : Sh. Sajeevan Dham**
**Consultant : Vardan EnviroNet**

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/INFRA2/401329/2022dated 27.09.2022 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a)of EIA Notification 14.09.2006.Project proponent has submitted prescribed scrutiny fees vide DD No.030885 dated 26.05.2022 of Rs.1,50,000/-.

The case was taken up in 253rd meeting held on 21.10.2022. PP presented the case before the committee. The discussion was held on green area, Miyawaki Forest, plantation, snit smog gun, STP, EMP, Revenue Rasta, Building plan etc. After discussion, committee raised the following observations. The PP submitted an undertaking dated 21.10.2022 stating therein as under:

i. That the building plan of the project has been approved.
ii. There is no Revenue Rasta or High Tension Line passing through the project.
iii. Total solar capacity would be installed 3% of the total power requirement.
iv. Miyawaki forest will be developed in the 10% of the green area.
v. Structure stability is not applicable on our project
vi. Equipment's like Antismog Gun, Water Sprayer etc.will be installed at site to mitigate the environment impacts.
vii. We have obtained the sewage permission to discharge the waste water in the drain.
viii. Tree felling permission will be obtained from the Forest Department before the felling of the trees. If any tree is felled, we will plant 10 times of that number.
ix. Natural lightening as well as ventilation will be provided for the basement.

The PP also submitted the following details of the project:

**TABLE 1 – Basic Details**

| **Name of the Project:Proposed "Affordable Plotted Colony" (Under DDJAY-2016) in the Sector-76 Gurugram Manesar Urban Complex being Developed by M/s Whiteland Corporation Pvt. Ltd.** | | |
|---|---|---|
| **Sr. No.** | **Particulars** | |
| 1. | Online Proposal Number | SIA/HR/INFRA2/401329/2022 |
| 2. | Latitude | 28°23'35.613"N |
| 3. | Longitude | 76° 59'31.585"E |
| 4. | Plot Area | 29,617.894m2/ 7.31875Acres |
| 5. | Net Planned Area | -- |
| 6. | Proposed Ground Coverage | 13,081.461m2 |
| 7. | Proposed FAR | 48,883.097m2 |
| 8. | Non FAR Area | 30,442.15m2 |
| 9. | Total Built Up area | 79,325.2470m2 |
| 10. | Total Green Area with % | 5,923.579 $m^2$ (20% of Plot Area) |
| 11. | Rain Water Harvesting Pits | 8 Pits |
| 12. | STP Capacity | 270 KLD |

| | | | | |
|---|---|---|---|---|
| 13. | Total Parking | | | 504 ECS |
| 14. | Organic Waste Converter | | | Total 1 nos. of OWC of capacity 1250 Kg/day<br>(1×1,250 Kg/day) |
| 15. | Maximum Height of the Building (m) | | | 16.5 m |
| 16. | Power Requirement | | | 4,154 KW |
| 17. | Power Backup | | | 3 nos of DG set capacity of 4,500 KVA.<br>(2×2,000 KVA+1×500 KVA) |
| 18. | Water Requirement | | | 283 KLD |
| 19. | Domestic Water Requirement | | | 186 KLD |
| 20. | Fresh Water Requirement | | | 186 KLD |
| 21. | Treated Water | | | 97 KLD |
| 22. | Waste Water Generated | | | 216 KLD |
| 23. | Solid Waste Generated | | | 1,655 Kg/day |
| 24. | Biodegradable Waste | | | 993 Kg/day |
| 25. | Basement | | | 1 basement per plot<br>2 basement for Commercial and Community |
| 26. | Number of Towers | | | NA |
| 27. | Dwelling Units/ EWS | | | Residential Plots=111 Nos.<br>(DU-444) |
| 28. | Community Center area | | | 2961.923 m2 |
| 29. | Commercial area | | | 1184.347m2 |
| 30. | Aganwadi cum Creche | | | NA |
| 31. | Stories | | | B+G+4F For Residential<br>B+G+2F For Commercial |
| 32. | R+U Value of Material used (Glass) | | | U Value: 5.5 w/sqm k<br>SHGC: 0.9 |
| 33. | Total Cost of the project: | i) Land Cost<br>ii) Construction Cost | | Total Cost of Project: 275 Cr. |
| 34. | CER | | | -- |
| 35. | EMP Budget | | | **EMP Budget: 750Lakhs. (2.545% of total project cost)** |
| 36. | Incremental Load in respect of: | | i) PM 2.5 | 0.07086 |
| | | | ii) PM 10 | 0.015833 |
| | | | iii) $SO_2$ | 0.29537 |
| | | | iv) $NO_2$ | 0.59074 |
| | | | v) CO | 0.000169 |
| 37. | Construction Phase: | Power Back-up | | Temporary electrical connection of 19 KW<br>& 01 DG of 125 KVA |
| | | Water Requirement & Source | | Fresh water – 10 KLD for drinking & sanitation.<br><br>Treated wastewater 30 KLD for construction<br><br>Source:<br>Fresh water – GMDA<br>Construction Water – GMDA |
| | | STP (Modular) | | 1 Nos of 5 KLD |
| | | Anti-Smoke Gun | | 01 Nos of Anti-smoke gun |

**Table 2 - EMP**

| During Construction Phase | | | During Operation Phase | | |
|---|---|---|---|---|---|
| **Description** | **Capital Cost (In Lakhs)** | **Recurring Cost (In Lakhs for 5 Year)** | **Description** | **Capital Cost (in Lakhs)** | **Recurring Cost (In Lakhs for 10 Year)** |
| Sanitation and Wastewater Management (Modular STP) | 5.00 | 25.00 | Waste Water Management (Sewage Treatment Plant) | 100.00 | 150..00 |
| Garbage & Debris disposal | 0.00 | 10.00 | Solid Waste Management (Dust bins & OWC) | 30.00 | 70.00 |
| Green Belt Development | 5.00 | 15.00 | Green Belt Development | 40.00 | 50.00 |
| Air, Noise, Soil, Water Monitoring | 0.00 | 5.00 | Monitoring for Air, Water, Noise & Soil | 00.00 | 15.00 |
| Rainwater harvesting system (8 pits) | 20.00 | 5.00 | Rainwater harvesting system | 00.00 | 5.00 |
| Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun) | 20.00 | 20.00 | DG Sets including stack height and acoustics | 20.00 | 10.00 |
| Medical cum First Aid facility ( providing medical room & Doctor) | 10.00 | 30.00 | Energy Saving (Solar Panel system) | 10.00 | 10.00 |
| Storm Water Management (temporary drains and sedimentation basin) | 15.00 | 5.00 | | | |
| **Total** | **75 Lakhs** | **115 Lakhs** | **Total** | **200 Lakhs** | **310 Lakhs** |

**Total Project Cost: 275 Cr.**
**EMP Budget: 700Lacs**
**Capital Cost: 275Lacs**
**Recurring Cost: 425 Lacs**

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

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT/CPCB/HSPCB. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening

2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment Monitoring Cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **5,923.579 $m^2$ (20% of Plot Area)**shall be provided for Green Area development for whole project, excluding plot areas out of which 5% shall be developed under Miyawaki method.
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
13. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the $SO_2$ load by30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
14. The PP shall install**solar power of3%** of total power requirement.
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.

16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
19. **08 Rain water harvesting recharge pits** shall be provided for ground water recharging as per the CGWB norms
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits
21. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
22. The PP may provide electric charging stations to facilitate electric vehicle commuters.
23. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
24. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
25. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
26. The PP shall get agreement with individual plot holder to plant one tree in each plot.
27. The PP has submitted conceptual plan as such in case of any change in planning, the PP will obtain fresh EC.

**B. Statutory Compliance:**

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

[2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.

[3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

[4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

[5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.

[6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.

[7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

[8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

[9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 as amended in 2020) shall be followed.

[10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

**I Air Quality Monitoring and Preservation**

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for

projects requiring Environmental Clearance shall be complied with.

ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board

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

vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

vii. Wet jet shall be provided for grinding and stone cutting.

viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

x. The diesel generator sets to be used during construction phase shall be ultra lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

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

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

**II Water Quality Monitoring and Preservation**

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

ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.

iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious.

Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.

xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

xiii. All recharge should be limited to shallow aquifer.

xiv. No ground water shall be used during construction phase of the project.

xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

xviii. No sewage or untreated effluent water would be discharged through storm water drains.

xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

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

**III Noise Monitoring and Prevention**

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

ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating

personnel shall be implemented as mitigation measures for noise impact due to ground sources.

**IV Energy Conservation Measures**

i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.

ii. Outdoor and common area lighting shall be LED.

iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.

iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

**V Waste Management**

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

ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.

v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.

viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016.Ready mixed concrete must be used in building construction.

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

x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

**VI Green Cover**

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

ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

**VII Transport**

i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

a) Traffic calming measures.
b) Proper design of entry and exit points.
c) Parking norms as per local regulation.

ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

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

**VIII Human Health Issues**

i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.

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

iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

v. Occupational health surveillance of the workers shall be done on a regular basis.

vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

**IX Corporate Environment Responsibility**

i. The project proponent shall comply with the provisions of CER, as applicable.

ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

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

**X Miscellaneous**

i. The project has been appraised on the concept basis as such PP will obtain fresh EC in case of change in the planning.

ii. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

iii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

iv. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

v. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

vi. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

vii. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

viii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

ix. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.

x. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.

xi. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance

xii. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.

xiii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

xiv. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xvi. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

xvii. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

**253.06 EC for Proposed Logistic Park On 23/5, Milestone, Delhi- Mathura Road, Ballabhgarh, Faridabad, Haryana by M/s Apeejay Global Industrial And Logistic PARK**

**Project Proponent : Sh. Sandeep Dhillon**
**Consultant : Ind Tech House Consult**

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/INFRA2/402983/2022dated 12.10.2022 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006.Project proponent has submitted prescribed scrutiny fees vide DD No.602614 dated 09.11.2021 of Rs.2,00,000/-.

- ToR was granted to the project vide letter NO. SEIAA(144)/HR/2022/1372 dated 22.08.2022.

The case was taken up in 253rd meeting held on 21.10.2022.PP submitted the following background note:

**BACKGROUND:**

Apeejay Global Industrial and Logistic Park Apeejay Technopark proposing Logistic Park in addition to existing industrial shed at 23/5, Milestone, Delhi- Mathura Road, Ballabhgarh, Faridabad, Haryana. Earlier the built-up area of this industrial shed was less than 1,50,000 $m^2$, which so it did not attract EIA notification. The recent OM from MoEF&CC dated 04th October 2022 confirmed the same. At present existing built up area is 57902.66 m2(including demolition).

1) Earlier Built Up Area as/Sanctioned Drawing dt 16/6/2020 (Valid upto 15/6/2022) is 1,37,822.97. CTE for the project has been obtained videletter no HSPCB/Consent/: 329993520 FDBBCTE 8089845 for the period of 19/10/2020 - 18/10/2025. CTO has already been taken from HSPCB vide HSPCB/Consent/: 329993520FDBBCTO6947745 for the period of 01/12/2020 - 31/03/2022.

2) The Conveyance deed was signed between M/S Oriental Spun pipe Company Limited and Secretary to Government of Haryana (industrial department) on 12th January 1972 attached as **Annexure 1**, Which clearly states that the land was allotted for setting the industrial units for the manufacture of:

a. Pharmaceuticals injectable liquids and tablets
b. Breakfast food
c. Biscuits
d. Chocolates and confectionery
e. Vegetable Ghee
f. Food products like tinned fruits, squashes, jelly etc.
g. Chemicals
**h. And also any other industry approved by the government**

3) The first building plan was approved on 30th January 2015 by Municipal corporation Faridabad Ballabhgarh Zone for Existing/ Proposed Factory building layout plan attached as **Annexure 2.**
4) The site plan for the said unit was approved vide memo no. 43 dated 03.04.2017 by Municipal corporation Faridabad Ballabhgarh Zone stating the components in the said unit which includes industrial support zone also. The approved site plan is hereby attached as **Annexure 3.**
5) The partial occupation certificate of Block A was received on 12/06/2018 which confirms the construction on the site was as per approved plan. The occupation certificate is attached as **Annexure 4.**
6) The name of Project proponent was changed to Apeejay Global Industrial and Logistic Park Limited on 15/03/2018. Certificate of incorporation is attached as **Annexure 5.**
7) The construction of block B was started in June 2018 and completed in June 2019 and OC for second block was applied on 31/05/2021 attached as **Annexure 6.**
8) CTO has already been taken from HSPCB in 2017, 2019 and 2020. All CTO copy is attached as **Annexure 7.**

Salient features of the project are shown below:

| Sl. No. | Description | Total Quantity | Unit |
|---|---|---|---|
| | **GENERAL** | | |
| 1 | Gross Plot Area (705 Kanal+1Malra) | 356654.29 | SQMT |
| 2 | Net Plot Area | 336509.44 | SQMT |
| 3 | Total Built Up Area | 232587.10 | |
| 4 | Built Up Area as/Sanctioned Drawing dt 16/6/2020 (Valid upto 15/6/2022) | 137822.97 | SQMT |
| 5 | Existing Built-up area | 41069.50 | SQMT |
| 6 | Max No of floors (Office Block - G+4) | G+4 | Floor |
| 7 | Max Height - Office Block | 20 | M |
| 8 | Total No of Blocks (Including Existing to be Retained) | 14 | No. |
| 9 | Expected Total Population (All floating) | 6999 | No. |
| 10 | Total Cost of Project | 200 | CR |
| | **AREAS** | | |
| 11 | Permissible Ground Coverage Area (60%) | 201905.664 | SQMT |
| 12 | Proposed Total Ground Coverage Area | 166976.588 | SQMT |
| 13 | Permissible FAR Area (150) | 504764.160 | SQMT |
| 14 | Proposed FAR Area | 232088.04 | SQMT |
| 15 | Non FAR Areas | 499.06 | SQMT |
| 16 | Proposed Total Built Up Area | 232587.10 | SQMT |
| | **WATER** | | |
| 17 | Total Water Requirement | 570.30 | KLD |
| 18 | Fresh water requirement | 121 | KLD |
| 19 | No of DG Sets | 5 | No. |
| 20 | Treated Water Requirement | 449 | KLD |
| 21 | Waste water Generation | 197 | KLD |
| 22 | Capacity of Existing STP | 40 | KLD |
| 23 | Proposed Capacity of STP | 240 | KLD |
| 24 | Treated Water Generation | 158 | KLD |

| | | | |
|---|---|---|---|
| 25 | Additional Treated Water Required | 291 | KLD |
| 26 | Discharge to Municipal Sewer | Zero | KLD |
| **RAIN WATER HARVESTING** | | | |
| 27 | Rain Water Harvesting Structures | 68 | No. |
| **PARKING** | | | |
| 28 | Total Parking Area Required as / Building Bye Laws | AS/REQ | SQMT |
| 29 | Proposed Total Car Parking on Surface | 60 | Nos |
| 30 | Proposed Total Truck Parking on Surface | 180 | Nos. |
| 31 | Proposed Total Scooter/Bike Parking on Surface | 1000 | ECS |
| **GREEN AREA** | | | |
| 32 | Proposed Green Area (20% of Gross plot area) | 67301.888 | SQMT |
| **WASTE** | | | |
| 33 | Total Solid Waste Generation | 2.00 | TPD |
| 34 | Organic waste | 0.95 | TPD |
| 35 | Quantity of Hazardous waste Generation | 0.5 | LPD |
| **ENERGY** | | | |
| 36 | Total Power Requirement | 5800 | KVA |
| 37 | DG set backup | 1500 | KVA |

| **EXISTING BLOCKS** | | | | |
|---|---|---|---|---|
| **Block No/Name** | **Gr Coverage Area** | **FAR Area** | **Built Up Area** | **Status** |
| **Block A1.1** | 19829.28 | 20057.81 | 20057.81 | Existing |
| **Block A11.2** | 19381.389 | 19601.471 | 19601.471 | Existing |
| **Shed 2.5.2** | 1410.221 | 1410.221 | 1410.221 | Existing |
| **TOTAL** | | | **41,069.502** | |

| **EXISTING BLOCKS TO BE DEMOLISHED** | | |
|---|---|---|
| **BLock No/Name** | **Gr Coverage Area** | **Built Up Area** |
| Block 12 | 2012.06 | 2012.06 |
| Block 13 | 2014.17 | 2014.17 |
| Block 14 | 2000 | 2000 |
| Block 15 | 2008.8 | 2008.8 |
| **TOTAL** | | **8035.03** |
| **EXISTING BLOCK UNDER CONSTRUCTION** | | |
| Shed 2.5.1 | | **8798.928** |

| **Sl No.** | **Items** | **Existing Qty** |
|---|---|---|
| 1 | STP | 20 KLD |
| 2 | ETP | 20 KLD |
| 3 | Rain Water Harvesting Pits | None |
| 4 | Existing Trees | 12 |
| 5 | Solar | 10 Kwp |

The committee discussed the case and raised some observations.The PP submitted the reply vide letter dated 21.10.2022 as under:

| **Sr.No.** | **Observations** | **Reply** |
|---|---|---|
| 1 | Brief note of the project along with existing environment features | The PP submitted the Brief note as Annexure-1 |
| 2 | Undertaking | The undertaking is submitted as Annexure-1a |
| 3 | Time schedule for completion of environment features | The PP submitted time schedule for completion of environmental features attached as Annexure-II |
| 4 | Fresh Water and Sewer connection copy | The PP submitted Fresh water and sewer connection copy is attached Annexure III |
| 5 | CA certificate regarding project cost | The PP submitted CA certificate as attached in |

| | | |
|---|---|---|
| | | Annexure IV |
| 6 | Power Assurance | The PP submitted Power assurance letter attached as Annexure V |

The PP also submitted an undertaking dated 21.10.2022 stating therein as under:

1. Forest NOC has been obtained and Aravali is not applicable as the project site is industrial land use and Department of Industries has conveyed the land.
2. Proposed 68 Nos. of RWH pits which will be installed by June 2032.
3. We will install Anti-smog gun.
4. We will install 290kWP solar SPV which is 5% of total power load.
5. We will install STP of 240 KLD capacity by by December 2032 or before expiry of EC. 20 KLD STP and 20 KLD ETP has already been installed on the project site.
6. The project site has already water connection.
7. The project site has already Power Connection.
8. Project cost of 200 cr. has been certified by CA.
9. No revenue rasta passing through the project site and HT line has been shifted.
10. That, the no wildlife clearance required for the project.
11. That, the no height clearance required from Airport Authority of India, as it is an Industrial Shed/ warehouse and the building height is 20 m only.
12. There is no litigation pending against the project and /or land in which the project is being developed.
13. We will develop 10% under miyawaki out of total green area 67301.888sqm.

Further, the PP submitted the following and basic and EMP details of the project:

**Table 1 – Basic Details**

| **NAME OF THE PROJECT: ENVIRONMENT CLEARANCE FOR PROPOSED LOGISTIC PARK ON 23/5, MILESTONE, DELHI- MATHURA ROAD, BALLABHGARH, FARIDABAD, HARYANA-1211004 BY M/S APEEJAY GLOBAL INDUSTRIALAND LOGISTICSPARK LTD** | | |
|---|---|---|
| **Sr. No.** | **Particulars** | |
| 1. | Online Proposal Number | SIA/HR/INFRA2/402983/2022 |
| 2. | Latitude | $28^0$19’40.78” N |
| 3. | Longitude | $77^0$18’36.24” E |
| 4. | Plot Area | 356654.29 Sqm |
| 5. | Net Plot Area | 336509.44 sqm |
| 6. | Proposed Ground Coverage | 166976.588 Sqm |
| 7. | Proposed FAR | 232088.04 Sqm |
| 8. | Non FAR Area | 499.06 sqm |
| 9. | Total Built Up area | 232587.10 sqm |
| 10. | Total Green Area with percentage | 67301.888Sqm(20%) |
| 11. | Rain Water Harvesting Pits (with size) | 68 Nos. |
| 12. | STP Capacity | 240 KLD |
| 13. | Total Parking | 60 car, 180 Trucks, 1000 scooter/ bike parking |
| 14. | Organic Waste Converter | 1 |
| 15. | Maximum Height of the Building (m) | 20 |
| 16. | Power Requirement | 5800 KVA |
| 17. | Power Backup | 1500 KVA |
| 18. | Total Water Requirement | 570.30 KLD |

| | | | |
|---|---|---|---|
| 19. | Fresh Water Requirement | | 121 KLD |
| 20. | Treated Water requirement (on site) | | 158 KLD |
| 21. | Additional treated water requirement | | 291 KLD |
| 22. | Waste Water Generated | | 197 KLD |
| 23. | Solid Waste Generated | | 2.0 TPD |
| 24. | Biodegradable Waste | | 0.95 TPD |
| 25. | Number of Building Blocks(Including Existing to be Retained) | | 14 Nos. |
| 26. | Basement | | Nil` |
| 27. | Stories | | G+4 |
| 28. | Total Cost of the project: | | 200 Cr. |
| 29. | Incremental Load in respect of: | i) PM 10 | 0.733 $\mu g/m^3$ |
| | | ii) PM 2.5 | 0.431 $\mu g/m^3$ |
| | | iii) $SO_2$ | 2.99 $\mu g/m^3$ |
| | | iv) $NO_2$ | 12.1 $\mu g/m^3$ |
| | | v) CO | 0.0056 $mg/m^3$ |
| 30. | Construction Phase: | i) Power Back-up | 125 KVA |
| | | ii) Water Requirement & Source | Treated water tanker supply |
| | | iii) STP (Modular) | Yes |
| | | iv) Anti-Smoke Gun | Yes |

**Table 2 EMP BUDGET DURNG CONSTRUCTION PHASE**

| COMPONENT | CAPITAL COST (Rs in Lacs) | RECURRING COST (Rs in Lacs)/Annum |
|---|---|---|
| BARRICADING OF CONSTRUCTION SITE | 20.43 | 4.4946 |
| ANTI - SMOG GUN WITH COMPLETE SYSTEM) | 5 | 2.4 |
| DUST MITIGATION MEASURES | 1.5 | 0.25 |
| SITE SANITATION | 2 | 1 |
| MOBILE STP | 3 | 1 |
| DISINFECTION/ PEST CONTROL | - | 0.5 |
| LABOUR HEALTH CHECK UP & FIRST AID FACILITY | 1 | 0.5 |
| LABOR WELFARE (canteen, creche, safe access road - water power, cooking kerosene/gas) | 2.5 | 1.5 |
| WHEEL WASHING | 1 | 0.5 |
| WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES | 1.5 | 0.75 |
| TRAFFIC MANAGEMENT SIGNAGES | 1.5 | 0.15 |
| SAFETY TRAINING TO WORKERS | - | 1 |
| ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS | - | 2 |
| **TOTAL** | **39.43** | **16.04** |

**Table 3 EMP BUDGET DURNG OPERATION PHASE**

| COMPONENT | CAPITAL COST (Rs in Lacs) | RECURRING COST (Rs in Lacs)/Annum |
|---|---|---|
| SEWAGE TREATMENT PLANT | 48 | 12.96 |
| RAIN WATER HARVESTING SYSTEM | 238 | 35.70 |
| SOLID WASTE STORAGE BINS & COMPOSTER (Organic Waste Converter) | 16.15 | 10.66 |
| HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING) | 47.95 | 11.99 |

| | | |
|---|---|---|
| ROOF TOP SPV PLANT (175 KWp) | 140 | 0.00 |
| POND MAINTENANCE<br>( At village: Sahupura,<br>Unit ID: 01HRFRDTGN0100SADP001) | 54 | 0.00 |
| ENVIRONMENT MONITORING & 6 Monthly COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS | | 2.00 |
| **TOTAL** | **544.1** | **73.31** |

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

**A. Specific conditions:-**

1. Sewage shall be treated in the modular STP based on latest Technology to achieve standards ordered by NGT/CPCB/HSPCB. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The PP shall also develop 10% of total green area as Miyawaki Forest and maintain the same under the guidance of MD Forest corporation Haryana
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revnuerasta. The PP shall put notice board on the revenue rasta for the passer byes.
6. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
8. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
9. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time

10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed**67301.888 Sqm (20%)**shall be provided for Green Area development for whole project, excluding plot areas.
11. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
12. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
13. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
17. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
18. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.The PP shall maintain/develop **a pond ( At village: Sahupura, Unit ID: 01-HRFRDTGN-0100-SADP-001)**
19. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
20. **68 Rain water harvesting** recharge pits in addition to already provided 50 pits shall be provided for ground water recharging as per the CGWB norms
21. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits
22. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

**B. Statutory Compliance:**

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

[2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.

[3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

[4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

[5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.

[6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.

[7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

[8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

[9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 as amended in 2020) shall be followed.

[10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

**I Air Quality Monitoring and Preservation**

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

## II Water Quality Monitoring and Preservation

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

commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

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

**III Noise Monitoring and Prevention**

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

**IV Energy Conservation Measures**

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

**V Waste Management**

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

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

## VI Green Cover

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

## VII Transport

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

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

**VIII Human Health Issues**

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

**IX Corporate Environment Responsibility**

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

**X Miscellaneous**

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

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

**253.07 EC for Expansion of Proposed Group Housing Project at Sector 36A, Gurgaon Manesar Urban Complex, Haryana by M/s Krisumi Corporation Private Limited**

**Project Proponent : Sh. Akash Khurana**
**Consultant : Ind Tech House Consult**

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/INFRA2/402959/2022 dated 12.10.2022 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. Project proponent has submitted prescribed scrutiny fees vide DD No.907042 dated 26.05.2022 of Rs.2,00,000/-.

The case was taken up in 253rd meeting held on 21.10.2022. The PP alongwith consultant appeared before the committee and presented the case and submitted as under:

- Earlier EC was granted to the project vide letter no. SEIAA/HR.2018/55 dated 30.01.2018 in favour of M/s BluejaysRealtech Private Limited.
- Now the PP has to develop one pocket having area of 16515 sqm due to which the built-up area increases from 1,14,715.41 sqm to 1,77,387.14 sqm, for which Terms of reference was obtained vide File No. SEIAA/HR/MIS/77766/2022 dated 14.06.2022 under expansion category.
- EC transfer application was approved by SEIAA, Haryana on 24.06.2022
- The Merger Order dated 22nd September, 2022 was passed by National Company Law Tribunal Chandigarh Bench at Chandigarh
- Now the Project has been vested in M/s Krisumi Corporation Private Limited.
- Certified Compliance Report has been obtained vide F. No. 16-06/2018/IRO/Env dated 28.07.2022 and ATR was submitted on 26.07.2022.

The PP submitted the following background note :

**BACKGROUND**

Environment Clearance for this project was granted by SEIAA, vide letter no. SEIAA/HR/2018/55 dated 30.01.2018 for total plot area 111213.49 m2, pocket area 22004.740 sqm and built-up area 1,14,715.41 m2 respectively to M/S BluejaysRealtech Private Limited.

EC transfer letter was granted by SEIAA, Haryana vide letter no. SEIAA(142)/HR/2022/1094 dated 24/06/2022 from M/S BluejaysRealtech Private Limited to M/s KrisumI Corporation Private Limited. Copy is attached as **Annexure a.**

Now we have to develop one pocket having area of 16515 sqm due to which the built-up area increases from 1,14,715.41sqm to 1,77,387.14 sqm, for which Terms of reference was obtained vide File No. SEIAA/HR/MIS/77766/2022 dated 14.06.2022 under expansion category.

Certified Compliance Report has been obtained vide F. No. 16-06/2018/IRO/Env dated 28.07.2022 and ATR was submitted on 26.07.2022.

**Comparative statement of the project is as below:**

| Sl. No. | Description | As per previous EC | Addition Due to Proposed Expansion | Total | Unit |
|---|---|---|---|---|---|
| | | **GENERAL** | | | |
| 1 | Gross Plot Area | 111213.4966 | No Change | 111213.4966 | SQMT |
| 2 | Net Plot Area | 106698.8424 | No Change | 106698.8424 | SQMT |
| 3 | Area of Pocket Phasewise | 22004.740 | 16515 | 38519.74 | SQMT |
| 4 | Proposed Built Up Area | 114715.41 | 62671.73 | 177387.14 | SQMT |
| 5 | No. of main DU's | 433.00 | 346 | 779 | No. |
| 6 | No. of EWS units | 77.00 | 62 | 139 | No. |
| 7 | Max Height | 119.1 | 117.45 | 119.1 | M |
| 8 | No of Building Blocks | 5 | 2 | 7 | No. |
| 9 | Max No of Floors | 2B/ST/G+34 | 3B+G+35 | 3B+G+35 | No. |
| 10 | Expected Population | 3320 | 1613 | 4933.2 | No. |
| 11 | Total Cost of Project | 153.81 | 121.43 | 275.24 | CR |
| 12 | Proj Activity : | | | | |
| | | **AREAS** | | | |
| 13 | Permissible Ground Coverage Area (40%) | 37344.595 | 37344.595 | 37344.60 | SQMT |
| 14 | Proposed Ground Coverage Area | 6092.74 | 2019.94 | 8112.68 | SQMT |
| 15 | Permissible FAR Area | 186722.974 | 186722.974 | 186722.97 | SQMT |
| 16 | Proposed FAR Area | 64718.987 | 29080.14 | 93799.13 | SQMT |

| | | | | | |
|---|---|---|---|---|---|
| 17 | Proposed Non FAR Areas (Basement, Balconies, Mumty Machine Rm, etc,) | 49996.423 | 33591.59 | 83588.01 | SQMT |
| 18 | Proposed Total Built Up Area | 114715.41 | 62671.73 | 177387.14 | SQMT |
| | **Water** | | | | |
| 19 | Total Water Requirement | 301 | 149.57 | 450.57 | KLD |
| 20 | Fresh water | 178 | 94.19 | 272.19 | KLD |
| 21 | Treated water Requirement | 123 | 55.38 | 178.38 | KLD |
| 22 | Waste water Generation | 204 | 101.81 | 305.81 | KLD |
| 23 | STP Capacity | 245 | 130.00 | 375.00 | KLD |
| 24 | Additional treated water to be discharge in public sewer | 60.6 | 36.25 | 96.85 | KLD |
| | **RWH** | | | | |
| 25 | Proposed RWH | 6 | 4 | 10 | **No.** |
| | **Parking** | | | | |
| 26 | Required Parking | 683 | 545 | 1228 | ECS |
| 27 | Proposed Total Parking | 697 | 558 | 1255 | ECS |
| 28 | Surface Parking | 80 | 25 | 105 | ECS |
| 29 | Stilt Parking | 33 | 20 | 53 | ECS |
| 30 | Basement parking | 584 | 513 | 1097 | ECS |
| | **GREEN AREA** | | | | |
| 31 | Proposed Green Area | 6204.98 | 4213.85 | 10418.83 | SQMT |
| 32 | Proposed Green Area % | 28.198% | 25.515% | 27.05 | % |
| | | | | | |
| | **WASTE GENERATION** | | | | |
| 33 | Total Solid Waste Generation | 1.4 | 0.70 | 2.10 | TPD |
| 34 | Organic Waste | 0.84 | 0.42 | 1.26 | TPD |
| 35 | Quantity of Hazardous waste Generation | 4.37 | | | Lts/Day |
| 36 | Quantity of Sludge Generated from STP/ETP | 136 | 10.18 | 146.18 | KG/Day |
| | **POWER** | | | | |
| 37 | Total Power Requirement (Demand Load) | 3439 | 2075 | 5514 | KW |
| 38 | DG set backup | 3510 | 3051 | 6561 | KVA |

**Construction Status:**

| S. No. | PARTICULARS | STATUS | Block work | Gypsum | Tiling |
|---|---|---|---|---|---|
| **1** | Tower A (G+24) | Terrace work in Progress (domestic & fire tank, block work, shaft closing) & waterproofing balance. | Terrace work in Progress (domestic & fire tank, block work, shaft closing) & waterproofing balance. | Terrace work in Progress (domestic & fire tank, block work, shaft closing) & waterproofing balance. | Terrace work in Progress (domestic & fire tank, block work, shaft closing) & waterproofing balance. |
| **2** | Tower B (G+27) | Structure- Terrace completed ((domestic & fire tank, block work, shaft closing) & waterproofing balance.) | Blockwork- Up to 23rd complete (24-25 Work on progress) | Gypsum-Up to 12th floor complete.<br>13th to 19th floor work in progressing. | Tiles- up to 10th complete |

| | | | | | |
|---|---|---|---|---|---|
| | | | | 20th& 21st floor is completed. | |
| **3** | Tower C (G+34) | Completed – All main slabs done.<br>Ongoing – Water tank, Facia beam, parapet wall, tie beams etc.<br>Balance work- Penthouse kitchen slabs, Staircase mumty, Suspended slabs. | 31st Floor Completed | 29th Floor Completed | 16th Floor Completed |
| **4** | EWS | Terrace work is progress | 1st Floor in progress | Yet Not Started | Yet not Started |
| **5** | CLUB House | Structure. – Almost structure completed only 01 staircase and lift mumty balance. | Block work is in progress at restaurant and Bar area at 1st floor. | Wall gypsum and ceiling POP is in progress at all area of Club. | Only Yoga flooring tile |

The committee discussed the case and raised some observations. The PP submitted the reply of the observations vide letter dated 21.10.2022 as under:

| S. No. | Observation | Reply |
|---|---|---|
| 1 | Brief note of the project along with Construction status | The PP submitted Brief note attached as **Annexure I.** |
| 2 | Undertaking | The PP submitted an Undertaking attached as **Annexure II.** |
| 3 | Time schedule for completion of environmental features | The PP submitted Time schedule for completion of environmental features attached as **Annexure III.** |
| 4 | CA certificate regarding project cost | The PP submitted CA Certificate attached as **Annexure IV.** |
| 5 | Copy of License | The PP submitted copy of License attached as **Annexure V.** |
| 6 | Water assurance letter | The PP submitted copy of water assurance attached as **Annexure VI.** |
| 7 | Applied application for power assurance | The PP submitted copy of Applied application for power assurance attached as **Annexure VII.** |

The PP also submitted undertaking stating therein as under:

1. Environment Clearance was obtained vide letter no. SEIAA/HR/2018/55 dated 30.01.2018 for total plot area 111213.49 sqm, pocket area 22004.740 sqm for phase 1 development. Now we are developing one pocket having area of 16515 sqm as phase 2 due to which the built-up area increases from 1,14,715.41 sqm to 1,77,387.14 sqm. We will apply for Environment clearance for remaining pockets development.
2. Certified Compliance Report has been obtained vide F. No. 16-06/2018/IRO/Envdated 28.07.2022 and ATR was submitted on 26.07.2022.

3. There is no litigation pending against the project and/or land in which the project is being developed.
4. We will develop 1000 sqm area under miyawaki out of total green area 10418.83sqm. Green area as per previous EC will remain same and green area of phase 1 will be developed by 31-Oct-2023.
5. STP of phase 1 will be developed by 31st August 2023.
6. In Phase 1, 6 nos. of RWH pits were proposed and the same will be developed by 30-Sep-2023
7. No, National Parks/ Wildlife Sanctuaries falls within 10 km radius of the project site.
8. Aravali, Forest NOC of total plot area has already been obtained.
9. No revenue rasta passes through project site.
10. No. HT line passes through the project site.
11. Water, Sewer assurance has already been obtained and Power assurance has been applied.
12. Total project cost (phase 1 and phase 2) is 275.24 Cr. which has been certified by CA.
13. We have valid license.
14. As per Previous EC approx. 4 Cr. has been spent on EMP budget till date.

The PP also submitted Basic and EMP details of the project as under:

**TABLE 1: Basic Details**

| **Name of the Project :EC for Expansion of Proposed Group Housing Project at Sector 36A, Gurgaon Manesar Urban Complex, Haryana by M/s Krisumi Corporation Private Limited** | | | | |
|---|---|---|---|---|
| **Sr. No.** | **Particulars** | **As per Existing EC** | **Modification & Expansion** | **Total** |
| 1. | Online Proposal Number | SIA/HR/INFRA2/402959/2022 | | |
| 2. | Latitude | 28°25'7.66"N | | |
| 3. | Longitude | 76°58'19.24"E | | |
| 4. | Total Plot Area(Sqm) | 111213.4966 | No Change | 111213.4966 |
| 5. | Net Plot Area(Sqm) | 106698.8424 | No Change | 106698.8424 |
| 6. | Pocket Area for Development (Sqm) | 22004.74 | 16515 | 38519.74 |
| 7. | Achieved Ground Coverage(Sqm) | 6092.74 | 2019.94 | 8112.68 |
| 8. | Achieved FAR(Sqm) | 64718.987 | 29080.14 | 93799.13 |
| 9. | Non FAR Area(Sqm) | 49996.423 | 33591.59 | 83588.01 |
| 10. | Built up area (Sqm) | 114715.41 | 62671.73 | 177387.14 |
| 11. | Total Green Area (Sqm) with Percentage | 6204.98 (28.198%) | 4213.85 (25.515%) | 10418.83 (27.05%) |
| 12. | Rain Water Harvesting (Nos.) | 6 | 4 | 10 |
| 13. | STP Capacity | 245 | 130 | 375 |
| 14. | Total Parking (ECS) | 697 E | 558 | 1255 |
| 15. | Organic Waste Converter (Nos.) | 1 | 1 | 2 |
| 16. | Maximum height & number of floors (in meter) | 119.1 | 117.45 | 119.1 |
| 17. | Power Requirement | 3439 | 2075 | 5514 |
| 18. | Power Backup (KVA) | 3510 | 3051 | 6561 |
| 19. | Total Water Requirement (KLD) | 301 | 149.57 | 450.57 |
| 20. | Fresh Water Requirement (KLD) | 178 | 94.19 | 272.19 |
| 21. | Recycled/Treated Water Requirement (KLD) | 123 | 55.38 | 178.38 |
| 22. | Waste Water Generated | 204 | 101.81 | 305.81 |

| | | | | |
|---|---|---|---|---|
| | (KLD) | | | |
| 23. | Solid Waste Generated (TPD) | 1.4 | 0.70 | 2.10 |
| 24. | Biodegradable Waste ( TPD) | 0.84 | 0.42 | 1.26 |
| 25. | Number of Towers (Nos.) | 5 | 2 | 7 |
| 26. | Main Dwelling Units (Nos.) | 433 | 346 | 779 |
| 27. | EWS Units (Nos.) | 77 | 62 | 139 |
| 28. | Stories | 2B/ST/G+34 | 3B+G+35 | 3B+G+35 |
| 29. | Total Cost of the project: | 153.81 | 121.43 | 275.24 |
| 30. | Incremental Load in respect of: | PM10 (µg/m3) | 0.357 µg/m3 | |
| | | PM2.5 (µg/m3) | 0.199 µg/m3 | |
| | | SO2 (µg/m3) | 1.08 µg/m3 | |
| | | NO2 (µg/m3) | 5.71 µg/m3 | |
| | | CO (mg/m3) | 0.00168 mg/m3 | |

**Table 2: EMP BUDGET**

| **Budget During Construction Phase** | | |
|---|---|---|
| **Item** | **Capital / Investment Cost (Rs Lacs)** | **Recurring / Maintenance Cost per year (Rs Lacs/yr)** |
| BARRICADING OF CONSTRUCTION SITE | 1.5 | 0.33 |
| ANTI - SMOG GUN WITH COMPLETE ASSEMBLY | 5 | 2.4 |
| DUST MITIGATION MEASURES | 1.5 | 0.25 |
| SITE SANITATION | 2 | 1 |
| MOBILE STP | 3 | 1 |
| DISINFECTION/ PEST CONTROL | | 0.5 |
| LABOUR HEALTH CHECK UP & FIRST AID FACILITY | 1 | 0.5 |
| LABOR WELFARE (canteen, creche,safeacess road - water power, cooking kerosene/gas) | 2.5 | 1.5 |
| WHEEL WASHING | 1 | 0.5 |
| WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES | 1.5 | 0.75 |
| TRAFFIC MANAGEMENT SIGNAGES | 1.5 | 0.15 |
| SAFETY TRAINING TO WORKERS | | 1 |
| ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS | | 2 |
| **TOTAL** | **20.5** | **11.88** |

## Table 3: EMP BUDGET

| **Budget During Operation Phase** | | |
|---|---|---|
| **Item** | **Capital / Investment Cost (Rs Lacs)** | **Recurring / Maintenance Cost per year (Rs Lacs/yr)** |
| SEWAGE TREATMENT PLANT | 65.00 | 10.40 |
| RAIN WATER HARVESTING SYSTEM | 30.00 | 6.00 |
| SOLID WASTE STORAGE BINS & COMPOSTER (Organic Waste Converter) | 15 | 4.71 |
| HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING) | 30 | 0.47 |
| ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS | | 2.00 |
| **TOTAL** | **140** | **23.59** |

It is submitted by PP that earlier EC dated 30.01.2018 was in the name of M/s BluejaysRealtech Private Limited. However, EC transfer application was approved by SEIAA, Haryana on 24.06.2022. The Merger Order dated 22nd September, 2022 was also passed by National Company Law Tribunal Chandigarh Bench at Chandigarh. At present, the project has been vested in M/s Krisumi Corporation Private Limited. PP also produced Certified Compliance Report dated 26.07.2022. Further, in this project the Terms of reference was granted vide letter dated 14.06.2022 under expansion category. PP also submitted Certified Compliance Report dated 28.07.2022 issued by Ministry of Environment, Forests & Climate Change, GoI and ATR was submitted on 26.07.2022.

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

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT/CPCB/HSPCB. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or

purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time

9. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **10418.83 (27.05%)**shall be provided for Green Area development for whole project, excluding plot areas.
10. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
11. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The PP shall obtain the Fire NoC from the Competent Authority before taking the occupation of the building.
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
19. **10 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
21. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant to the project.
22. The PP may provide electric charging stations to facilitate electric vehicle commuters.
23. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
24. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
25. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

**B. Statutory Compliance:**

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

[2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.

[3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

[4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

[5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.

[6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.

[7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

[8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

[9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling Rules2001 as amended in 2020) shall be followed.

[10] The project proponent shall follow the ECBC Act/ECBC-Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

**I Air Quality Monitoring and Preservation**

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

**II Water Quality Monitoring and Preservation**

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

commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

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

**III Noise Monitoring and Prevention**

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

**IV Energy Conservation Measures**

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

**V Waste Management**

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

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

**VI Green Cover**

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

**VII Transport**

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

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

**VIII Human Health Issues**

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

**IX Corporate Environment Responsibility**

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

**X Miscellaneous**

1) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

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

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