



**Minutes of the 282<sup>nd</sup> Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 08.12.2023 under the Chairmanship of Sh.V. K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006**

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

The Minutes of 281<sup>st</sup> meeting were discussed and approved. In this meeting 16 nos. of agenda projects, received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

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

**282.01 Environmental Clearance for proposed SGTBS Government Medical College, located in Village Panjupur, District Yamuna Nagar, Haryana by M/s Bridge & Roof Company India Ltd**

**Project Proponent : Dr. Rahul Chawla**  
**Consultant : Ind Tech House Consult**

The Project Proponent submitted online Proposal SIA/HR/INFRA2/447282/2023 dated 06.10.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.006775 dated 30.09.2023.

**Table 1 – Basic Details**

<b>Name of the Project: Proposed Shri Guru Teg Bahadur Sahib, Govt. Medical College Village Panjupur at Yamuna Nagar, Haryana by Directorate of Medical Education &amp; Research, Haryana, Panchkula</b>		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/447282/2023
2.	Latitude	30°5'17.32" N
3.	Longitude	77°15'38.55" E
4.	Plot Area	81240 Sqm



5.	Proposed Ground Coverage	13610 sqm	
6.	Proposed FAR	72705 sqm	
7.	Non FAR Area	23331 sqm	
8.	Total Built Up area	96036 sqm	
9.	No. of beds	539	
10.	Total Green Area with % (20 % of plot Area)	16250 sqm	
11.	Rain Water Harvesting Pits	21 Nos.	
12.	STP Capacity	390 KLD	
13.	ETP Capacity	100 KLD	
14.	Total Parking	542 ECS (362 surface + 180 basement)	
15.	Maximum Height of the Building (m)	34.8 M	
16.	Power Requirement	8000 KW	
17.	Power Backup	5050 KW (3X1010 + 2X1010 kVA)	
18.	Total Water Requirement	747.63 KLD	
19.	Fresh Water Requirement	393.51 KLD	
20.	Treated Water	354.12 KLD	
21.	Waste Water Generated	310.64 KLD from STP + 82.62 KLD from ETP	
22.	Solid Waste Generated	0.78 TPD	
23.	Biomedical Waste	0.20 TPD	
24.	Organic Waste Converter	0.31 TPD	
25.	Total Population	4229 No.	
26.	Max No of Floors	10	
27.	Total Cost of the project:	1122.71 Cr.	
28.	EMP Budget ( <b>per year</b> )	Capital Cost	1000.84
		Recurring Cost	67.66
29.	Incremental Load in respect of:	i) PM 2.5	0.372 $\mu\text{g}/\text{m}^3$
		ii) PM 10	0.233 $\mu\text{g}/\text{m}^3$
		iii) SO <sub>2</sub>	1.40 $\mu\text{g}/\text{m}^3$
		iv) NO <sub>2</sub>	5.97 $\mu\text{g}/\text{m}^3$
		v) CO	0.00519 $\mu\text{g}/\text{m}^3$
30.	Construction Phase:	i) Power Back-up	250 KVA
		ii) Water Requirement & Source	15 KLD, Water Tanker
		iii) Anti-Smog Gun	4 Nos.

The case was taken up in 282<sup>nd</sup> meeting held on 08.12.2023. PP presented the case before the committee. The committee discussed the case and raised some observations to which PP replied vide affidavit as under:

1. That, the lease deed was done between Gram Panchayat Panjupur and Department of medical Education and research for 99 Years as per Haryana Government order no 2020 dated 08.11.2021 for total area 20 Acres 12 Marla.
2. That, the project proponent of the proposed Hospital is "Department of medical Education and research, Haryana".
3. That, I Abhijit Roy Goswami, General Manager (North) M/s Bridge and Roof Co. (I) Ltd. is Authorized signatory on behalf of Directorate of Medical Education &



Research, Haryana, Panchkula. Copy of Authorization letter is attached as **Annexure 1**.

4. That, the Hon'ble Chief Minister of Haryana Sh.Manohar Lal Khattar has laid the foundation stone of the project.
5. That, CLU of the project has been applied. Copy of the same is attached as **Annexure 2**. Copy of CLU and Zoning plan will be submitted to your good office before start of Construction.
6. That, Proposed no. of hospital beds are 539 which is as per NMC Guideline.
7. That, the proposed project is as per Concept basis.
8. That, Forest NOC of the project has been applied and copy of the same is attached as **Annexure 3**.
9. That, Water assurance for the proposed project has been obtained from Public health Engineering Division No. II, Yamuna Nagar vide memo no. 13360 dated 29.11.2023. Copy of the same is attached as **Annexure 4**.
10. That, Power assurance of the project has been obtained from Uttar Haryana Bijli Vitaran Nigam Limited (UHBVN) vide memo no. Ch-4/SE(Mon.) case file no. 2175/YNR/23-24 dated 17.11.2023. Copy of the same is attached as **Annexure 5**.
11. That, Structure certificate shall be submitted to your good office before the start of construction.
12. That, we have revised the green area from 13000 sqm (15.05 % of plot area) to 16250 sqm (20% of plot area). Landscape plan with revised list of trees is attached as **Annexure 6**.
13. That, Solar PV has been increased from 750 kWp (9.4 % of power load) to 1200 kWp (15 % of power load).
14. That, no litigation is pending on the project.
15. That, the radioactive waste will be handled as per AERB guidelines.

The PP further submitted another affidavit stating therein as under:

1. That, we have applied proposal for 86,376.69 Sqm plot area. Accordingly we have submitted the forms but till now lease deed was done for only plot area 20 Acres 12 Marla i.e. 81,240 sqm.
2. That, our design is based on 81,240 sqm. We have wrongly mentioned plot area in drawing and Form 1, 1A, Conceptual Plan.
3. That, we have corrected our drawing, Form1, Form 1A and Presentation.

The PP also submitted following EMP Details of the project:

ENVIRONMENT BUDGET (CONSTRUCTION PHASE)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	24.51	5.3922
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	5	1
MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		0.5



LABOUR HEALTH CHECK UP & FIRST AID FACILITY	5	0.5
LABOR WELFARE (CANTEEN, CRECHE, SAFE ACCESS ROAD - WATER POWER, COOKING KEROSENE/GAS)	10	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
<b>TOTAL</b>	<b>73.01</b>	<b>16.54</b>

<b>ENVIRONMENT BUDGET (Operation Stage)</b>		
<b>COMPONENT</b>	<b>CAPITAL COST (Rs in Lacs)</b>	<b>RECURRING COST (Rs in Lacs)/Annum</b>
SEWAGE TREATMENT PLANT	117.5	31.73
RAIN WATER HARVESTING SYSTEM /RAIN WATER STORAGE TANK AS PER GROUND WATER CONDITION	73.5	11.03
SOLID WASTE STORAGE BINS & COMPOSTER	5.27	3.48
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	11.56	2.89
ROOF TOP SPV PLANT	720	0.00
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
<b>TOTAL</b>	<b>927.83</b>	<b>51.12</b>

A detailed discussion was held on the documents submitted regarding observation of SEIAA, green area, license, revenue rasta, ECBC norms, solar power, EMP details, ZLD, structure stability, building plan, species of trees, HT line as well as the submissions made by the PP and the documents submitted. The Committee asked to increase green area as well as EMP Budget for the project. PP has also submitted that the obtaining of CLU is under process as the project is proposed on a land which has been taken on lease from Gram Panchayat.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Directorate of Medical Education and Research, Haryana, Panchkula (as per the Lease Deed dated 29.12.2021)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

#### **A. Specific conditions:-**

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



2. Sewage shall be treated in the STP on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
3. The PP should not mix the ETP effluent after treatment in the STP and ETP effluent shall be separately utilized for the purposes
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 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.
7. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
8. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
9. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
10. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased 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
11. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
12. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
13. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.





14. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
17. The PP shall not mix ETP treated effluent with STP water
18. The PP Shall comply with SOP for reduction of Air and Noise pollution during construction and operation phase
19. The PP shall follow SOP regarding single use plastic free
20. The PP shall follow the SOP for reduction of carbon footprints
21. PP shall not mix ETP treated effluent with STP treated effluent and MEE should be installed to evaporate ETP treated water
22. 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.
23. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
24. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
25. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
26. The PP may provide electric charging stations to facilitate electric vehicle commuters.
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 enhance solar power capacity from 750 kWp (9.4 % of power load) to 1200 kWp (15 % of power load).
30. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. **As proposed 16250 sqm (20 % of plot area) shall be provided for green area development.**
31. 21 Rain water harvesting tank shall be provided for ground water recharging as per the CGWB norms.
32. The PP shall install required number of **Anti Smog Gun(s)** at the project site as per the requirement of HSPCB.

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

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



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

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

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



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

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

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





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

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

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



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

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

#### **V Waste Management**

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



- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

## **VI Green Cover**

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

## **VII Transport**

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



the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

### **VIII Human Health Issues**

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

### **IX Corporate Environment Responsibility**

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

### **X Miscellaneous**

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





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



**282.02 Environmental Clearance for proposed Bhagwan Parshuram Government Medical College, Located in Village Sapan Kheri, District Kaithal, Haryana by M/s Bridge & Roof Company India Ltd**

**Project Proponent : Dr. Rahul Chawla**  
**Consultant : Ind Tech House Consult**

The Project Proponent submitted online Proposal SIA/HR/INFRA2/447302/2023 dated 06.10.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.006776 dated 30.09.2023.

**Table 1 – Basic Details**

<b>Name of the Project: Environmental Clearance for proposed Bhagwan Parshuram Government Medical College, Located in Village Sapan Kheri, District Kaithal, Haryana by M/s Bridge &amp; Roof Company India Ltd</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
<b>Online Proposal no. SIA/HR/INFRA2/447302/2023</b>		
1.	Latitude	29.7755"N
2.	Longitude	76.4986"E
3.	Total Plot Area	80920sqm
4.	Proposed Ground Coverage	13275 sqm
5.	Total Proposed FAR	68573 sqm
6.	Total Proposed Non- FAR	22621 sqm
7.	Total Built Up area	91194 sqm
8.	Total Green Area with Percentage	16220 sqm (20 % of plot area)
9.	Rain Water Harvesting Pits	19 No. of Rain water harvesting pits
10.	Total Parking	490 ECS
11.	Maximum Height of the Building	34.8 M
12.	Power Requirement	6500 KW
13.	No. of DG set	4530 kVA (3X1010+3X500 kVA)
14.	Capacity of STP	370 KLD
15.	Capacity of ETP	100 KLD
16.	Total Water Requirement	726.52 KLD
17.	Fresh Water Requirement	381.16 KLD
18.	Treated Water Requirement	345.36 KLD
19.	Treated Water Available for Reuse & Recycled	267 KLD
20.	Discharge in Municipal sewer	78 KLD
21.	Solid Waste Generated	0.69 TPD



22.	Organic waste	0.27 TPD
23.	Biomedical waste	0.17 TPD
24.	Quantity of sludge generated from STP	30 Kg/day
25.	Total Population	4039 No.
26.	Number of floors	10
27.	Number of Beds	539
28.	R+U Value of Material used (Glass)	
29.	Total Cost of the project:	Rs. 935 Crore
30.	EMP Budget	Rs. 908.155 Lakh
31.	Incremental Load in respect of:	i) PM <sub>2.5</sub>
		ii) PM <sub>10</sub>
		iii) SO <sub>2</sub>
		iv) NO <sub>2</sub>
		v) CO

The case was taken up in 282<sup>nd</sup> meeting held on 08.12.2023. PP presented the case before the committee. The committee discussed the case and raised some observations to which PP replied vide affidavit as under:

1. That, the lease deed was done between Gram Panchayat Sapankheri and Department of Medical Education and Research for 33 Years as per Haryana Government order no 2020 dated 08.11.2021 for total area 160 kanal 6 Marla.
2. That, the project proponent of the proposed Hospital is "Department of medical Education and research, Haryana".
3. That, I Abhijit Roy Goswami, General Manager (North) M/S Bridge and Roof Co. (I) Ltd. is Authorized signatory on behalf of Directorate of Medical Education & Research, Haryana, Panchkula. Authorization letter is attached as **Annexure 1**.
4. That, the Hon'ble Chief Minister of Haryana Sh.Manohar Lal Khattar has laid the foundation stone of the project.
5. That, Copy of CLU and Zoning plan will be submitted to your good office before start of Construction.
6. That, Proposed no. of hospital beds are 539 which is as per NMC Guideline.
7. That, the proposed project is as per Concept basis.
8. That, Forest NOC of the project has been applied and copy of the same is attached as **Annexure 2**.
9. That, Water assurance for the proposed project has been obtained from Public health Engineering Division No. II, Kaithal vide memo no. 14675 dated 29.11.2023. Copy of the same is attached as **Annexure 3**.
10. That, Power assurance of the project has been obtained from Uttar Haryana Bijli Vitaran Nigam Limited (UHBVN) vide memo no. Ch-4/SE(Mon.) Case File No.- 2176/KTL/23-24 dated 06.11.2023. Copy of the same is attached as **Annexure 4**.
11. That, Structure certificate shall be submitted to your good office before the start of construction.



12. That, We have revised the green area from 12150 sqm (15% of plot area) to 16220 sqm (20% of plot area). Landscape plan with revised list of trees is attached as **Annexure 5**.
13. That, Solar PV has been increased from 600 kWp (9.2% of power load) to 975kWp (15% of power load).
14. That, no litigation is pending on the project.
15. That, the radioactive waste will be handled as per AERB guidelines.

The PP further submitted another affidavit stating therein as under:

PP further submitted EMP details as follows:

<b>ENVIRONMENT BUDGET (CONSTRUCTION PHASE)</b>		
<b>COMPONENT</b>	<b>CAPITAL COST (Rs in Lacs)</b>	<b>RECURRING COST (Rs in Lacs)/Annum</b>
BARRICADING OF CONSTRUCTION SITE	17.295	3.8049
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	5	1
MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		0.5
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	5	0.5
LABOR WELFARE (CANTEEN, CRECHE, SAFE ACCESS ROAD - WATER POWER, COOKING KEROSENE/GAS)	10	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS	-	1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS	-	2
<b>TOTAL</b>	<b>65.795</b>	<b>14.95</b>

<b>ENVIRONMENT BUDGET (OPERATION STAGE)</b>		
<b>COMPONENT</b>	<b>CAPITAL COST (Rs in Lacs)</b>	<b>RECURRING COST (Rs in Lacs)/Annum</b>
SEWAGE TREATMENT PLANT	112.5	30.38
RAIN WATER HARVESTING SYSTEM/Rain Water Storage Tank as per ground water condition	66.5	9.98
SOLID WASTE STORAGE BINS & COMPOSTER	4.59	3.03
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	11.55	2.89
ROOF TOP SPV PLANT	585	0.00
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
<b>TOTAL</b>	<b>780.14</b>	<b>47.27</b>





A detailed discussion was held on the documents submitted regarding observation of SEIAA, green area, license, revenue rasta, ECBC norms, solar power, EMP details, ZLD, structure stability, building plan, species of trees, HT line as well as the submissions made by the PP and the documents submitted. The Committee asked to increase green area as well as EMP Budget for the project. PP has also submitted that the obtaining of CLU is under process as the project is proposed on a land which has been taken on lease from Gram Panchayat.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with “**Gold Rating**” and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Directorate of Medical Education and Research, Haryana, Panchkula (as per the Lease Deed dated 11.02.2021)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

**A. Specific conditions:-**

1. The project is **recommended on concept basis** as such in case of any change in planning, the PP will obtain fresh EC.
2. Sewage shall be treated in the STP on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
3. The PP should not mix the ETP effluent after treatment in the STP and ETP effluent shall be separately utilized for the purposes
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 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.
7. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
8. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
9. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage



- and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
10. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased 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
  11. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
  12. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
  13. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
  14. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
  15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
  16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
  17. The PP shall not mix ETP treated effluent with STP water
  18. The PP Shall comply with SOP for reduction of Air and Noise pollution during construction and operation phase
  19. The PP shall follow SOP regarding single use plastic free
  20. The PP shall follow the SOP for reduction of carbon footprints
  21. PP shall not mix ETP treated effluent with STP treated effluent and MEE should be installed to evaporate ETP treated water
  22. 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.
  23. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
  24. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
  25. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
  26. The PP may provide electric charging stations to facilitate electric vehicle commuters.
  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 enhance solar power capacity from 600 kWp (9.2 % of power load) to 975kWp (15% of power load).
30. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. **As proposed 16220 sqm (20 % of plot area) shall be provided for green area development.**
31. 19 Rain water harvesting tank shall be provided for ground water recharging as per the CGWB norms.
32. The PP shall install required number of **Anti Smog Gun(s)** at the project site as per the requirement of HSPCB.

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

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

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

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



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

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

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.





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



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

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

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

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

### **IV Energy Conservation Measures**

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

### **V Waste Management**

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the



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

## **VI Green Cover**

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



## VII Transport

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

## VIII Human Health Issues

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

## IX Corporate Environment Responsibility

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





qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

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

## **X Miscellaneous**

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



- xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

**282.03 EC for proposed Commercial Colony project in the revenue Estate of Village-Nakhrola, Sector-82, Gurugram, Haryana over an area measuring of 7.6499 acres by M/s Elan Imperial Private Limited**

**Project Proponent : Sh.Arvinnder Dhingra**  
**Consultant : Vardan EnviroNet**

The Project Proponent submitted online Proposal SIA/HR/INFRA2/451772/2023 dated 08.11.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.038876 dated 06.11.2023.

**Table 1 – Basic Detail**

<b>Name of the Project: EC for proposed Commercial Colony project in the revenue Estate of Village-Nakhrola, Sector-82, Gurugram, Haryana over an area measuring of 7.6499 acres by Elan Imperial Private Limited</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
<b>Online Proposal no. SIA/HR/INFRA2/451772/2023</b>		
1.	Latitude	28°23'18.80"N
2.	Longitude	76°57'22.98"E
3.	Total Plot Area	30,958.00 m <sup>2</sup> /7.6499 acres
4.	Proposed Ground Coverage	18,152.56 m <sup>2</sup>
5.	Total Proposed FAR	77600.63 sqm
6.	Total Proposed Non- FAR	66,809.31 sqm
7.	Total Built Up area	144410.04
8.	Total Green Area with Percentage	4643.64 sqm (15 % of plot area)
9.	Rain Water Harvesting Pits	Total 8 nos. of Rain Water Harvesting pits
10.	Total Parking	1427 ECS
11.	Maximum Height of the Building	29.8 M
12.	Power Requirement	4700 KW
13.	No. of DG set	3 no's total capacity=6,500 KVA (2×2,500KVA+1×1,500 KVA)



14.	Capacity of STP	450 KLD	
15.	Total Water Requirement	408 KLD	
16.	Total Waste Water Generation	331 KLD	
17.	Fresh Water Requirement	171KLD	
18.	Treated Water Requirement	237 KLD	
19.	Solid Waste Generated	2,933 Kg/day	
20.	Biodegradable waste	1,760 kg/day	
21.	Organic waste	1,800 kg/day	
22.	Total Population	17,665 No.	
23.	Maximum Number of floors	3B+LGF+GF+5F	
24.	R+U Value of Material used (Glass)	U Value: 1.61 w/sqm SHGC: 0.23	
25.	Total Cost of the project:	657.42 Cr	
26.	EMP Budget	EMP Budget: 1,120 Lakhs Capital Cost: 565 Lakhs Recurring Cost: 555 Lakhs.	
27.	Incremental Load in respect of:	i) PM <sub>2.5</sub>	0.03063
		ii) PM <sub>10</sub>	0.05146
		iii) SO <sub>2</sub>	0.12741
		iv) NO <sub>2</sub>	0.21317
		v) CO	0.000044
28.	Construction Phase:	Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		Water Requirement & Source	Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
		STP (Modular)	1 Nos of 5 KLD
		Anti-Smoke Gun	01 Nos of Anti-smoke gun

The case was taken up in 282<sup>nd</sup> meeting held on 08.12.2023. PP presented the case before the committee. The committee discussed the case and raised some observations to which PP replied vide letter dated 08.12.2023 alongwith the affidavit (**copy enclosed**).

The committee further asked PP to revise the EMP budget which was submitted as follows:

**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	15.00	Waste Water Management (Sewage Treatment Plant)	80.00	150.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	25.00	60.00
Green Belt Development	10.00	10.00	Green Belt Development	100.00	120.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	15.00
Rainwater harvesting system (8 pits)	30.00	5.00	Rainwater harvesting system	00.00	20.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20.00	25.00	DG Sets including stack height and acoustics	100.00	80.00
Medical cum First Aid facility ( providing medical room & Doctor)	10.00	25.00	Energy Saving (Solar Panel system)	170.00	10.00
Storm Water Management (temporary drains and sedimentation basin)	15.00	5.00			
<b>Total</b>	<b>90 Lakhs</b>	<b>100 Lakhs</b>	<b>Total</b>	<b>475 Lakhs</b>	<b>455 Lakhs</b>

A detailed discussion was held on the documents submitted regarding green area, power, CA certificate, EMP budget, wildlife activity plan, FAR, water, land area as well as the submissions made by the PP and the documents submitted. The PP also submitted reply of to the observations raised by the SEIAA.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Elan Imperial Private Limited (as per the license issued by DTCP vide letter No. LC-1930A/JE (SK)/2023/39206 and LC-1930B/JE (SK)/2023/39239 both dated 16.11.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

**A. Specific conditions:-**

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





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



17. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
18. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
19. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
21. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
22. The PP shall provide the mechanical ladder for use in case of emergency.
23. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
25. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **4643.64 sqm@ (15% of plot area)** shall be provided for green area development.
26. **08 Rain Water Harvesting pits** shall be provided for rainwater usages as per the CGWB norms
27. The PP shall install required number of **Anti Smog Gun(s)** at the project site as per the requirement of HSPCB.
28. The PP shall register themselves on <https://dustapphspcb.com> portal as per the Direction No. 14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

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

- [1] The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- [5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
- [6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.



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

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

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



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

## II Water Quality Monitoring and Preservation

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





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

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

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

### **IV Energy Conservation Measures**

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation



equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

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

## **V Waste Management**

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

## **VI Green Cover**

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad



- leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
  - iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
  - v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

## **VII Transport**

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

## **VIII Human Health Issues**

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



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

## **IX Corporate Environment Responsibility**

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

## **X Miscellaneous**

- i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plan shall be carried out without prior





approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.

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

**282.04 EC for Proposed Health Institution (Hospital) in the revenue esatate of village Ullawas, Sector-63 A, Tehsil- wazirabad, District-Gurugram, Haryana by M/s Essel Infra LLP in Collaboration with Prem Singh S/o Sri Sukhlal**

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

The Project Proponent submitted online Proposal **SIA/HR/INFRA2/452757/2023** dated 20.11.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.514713 dated 06.10.2023.

The case was taken up in 282<sup>nd</sup> meeting held on 08.12.2023. However, PP requested vide letter dated 01.12.2023 to defer their case as the permission for use of Revenue Rasta is still under process. The committee acceded with the request of PP and deferred their case.



**282.05 EC for proposed Group Housing colony over an area measuring 6.95 Acres at Revenue Estate of Village Maidawas, Sector-63A, Gurugram, Haryana by M/s TARC Limited**

**Project Proponent : Sh.Ajay Singh Pathania**  
**Consultant : Vardan EnviroNet**

The Project Proponent submitted online Proposal SIA/HR/INFRA2/452542/2023 dated 18.11.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.038876 dated 06.11.2023.

**Table 1 – Basic Detail**

<b>Name of the Project: EC for proposed Group Housing colony at Village Maidawas, Sector-63A, Gurugram, Haryana by Tarc Limited</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
<b>Online Proposal no. SIA/HR/INFRA2/452542/2023</b>		
1.	Latitude	28°23'33.81"N
2.	Longitude	77° 5'6.19"E
3.	Total Plot Area	28125.350 sqm
4.	Proposed Ground Coverage	4435.544 sqm
5.	Total Proposed FAR	88592.849 sqm
6.	Total Proposed Non- FAR	57433.204 sqm
7.	Total Built Up area	146026.053 sqm
8.	Total Green Area with Percentage	8437.605 sqm (30 % of plot area)
9.	Rain Water Harvesting Pits	7 nos
10.	Total Parking	1315 ECS
11.	Maximum Height of the Building	165 Meter
12.	Power Requirement	4731 KW
13.	No. of DG set	4 nos. DG sets of total capacity of 6000 KVA i.e. (4x1500 KVA)
14.	Capacity of STP	283 KLD
15.	Total Water Requirement	301 KLD
16.	Total Waste Water Generation	226 KLD
17.	Fresh Water Requirement	200 KLD
18.	Recycled/ Treated Water requirement	203 KLD
19.	Solid Waste Generated	1608 Kg/day
20.	Organic waste	2 OWC of 1200 Kg = 2 x 600 Kg
21.	Total Population	3454 No.
22.	Maximum Number of floors	B2+B1+GF/S + 44 FLOORS Max
23.	No of towers	5
24.	Total Main Dwelling Units ( 3 BHK & 4 BHK )	402 Nos
25.	EWS	72 Nos
26.	Domestic Servant Room	41 Nos
27.	R+U Value of Material used (Glass)	U Value: 5.5 w/sqm k SHGC: 0.9
28.	Total Cost of the project:	Rs.1,182.66Crore



29.	EMP Budget		650 Lakhs.
30.	Incremental Load in respect of:	i) PM <sub>2.5</sub>	0.00166 µg/m <sup>3</sup>
		ii) PM <sub>10</sub>	0.00384 µg/m <sup>3</sup>
		iii) SO <sub>2</sub>	0.10234 µg/m <sup>3</sup>
		iv) NO <sub>2</sub>	0.25585 µg/m <sup>3</sup>
		v) CO	0.000076 mg/m <sup>3</sup>
31.	Construction Phase:	Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		Water Requirement & Source	Fresh water – 25 KLD for drinking. Treated water 10 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
		STP (Modular)	1 Nos of 10 KLD
		Anti-Smog Gun	01 Nos of Anti-smog gun

The case was taken up in 282<sup>nd</sup> meeting held on 08.12.2023. PP presented the case before the committee. The PP also furnished reply of observations raised by SEIAA. After discussion, the committee raised some observations. The PP replied to the observations raised by PP vide letter dated 08.12.2023 alongwith an affidavit of even date (**copy attached**). The contents of affidavit are as under:

- That we will increase the solar panel capacity to 60 KW from 40 KW
- That we have increased green area from 7,031.338 sqm (@25% of total plot area) to 8,437.605 sqm (@30% of total plot area) at the project site. And area under tree plantation is 337.504 sqm.

PP further submitted revised EMP Details as asked by the Committee as follows:

**Table 2 – EMP Details**

During Construction Phase			During Operation Phase		
Description	Capital Cost (Rs. in Lakhs)	Recurring Cost (Rs. in Lakhs for 5Year)	Description	Capital Cost (Rs. in Lakhs)	Recurring Cost (Rs. in Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	5.00	15.00	Waste Water Management (Sewage Treatment Plant)	80.00	100.00
Garbage & Debris disposal	0.00	5.00	Solid Waste Management (Dust bins & OWC)	30.00	40.00
Green Belt Development	5.00	15.00	Green Belt Development	40.00	80.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	20.00
Rainwater harvesting system (7 pits)	20.00	5.00	Rainwater harvesting system	00.00	20.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10.00	15.00	DG Sets including stack height and acoustics	-	20.00



PPE for workers & Health Care	10.00	20.00	Energy Saving (Solar Panel system)	30.00	10.0
Medical cum First Aid facility ( providing medical room & Doctor	5.00	30.00	-		
Storm Water Management (temporary drains and sedimentation basin)	5.00	10.00			
<b>Total</b>	<b>60</b>	<b>120</b>	<b>Total</b>	<b>180</b>	<b>290</b>
<b>Sub-Total</b>	<b>Rs. 650 Lakh</b>				

A detailed discussion was held on the documents submitted regarding observation of SEIAA, green area, EMP, solar power and wildlife activity plan as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with “**Gold Rating**” and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Tarc Limited (as per the license issued by DTCP vide letter No. LC-5066/JE (DS)/2023/21863-880 dated 06.07.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

**A. Specific Conditions:-**

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





- inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
  9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
  10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
  11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
  12. The PP shall not carry any construction above or below the Revenue Rasta, if any
  13. The PP shall keep the ROW below the HT Line passing through the project, if any.
  14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
  15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO<sub>2</sub> load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
  16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
  17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
  18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
  19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
  20. The PP shall obtain power assurance from the competent authority.
  21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
  22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
  23. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 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 8437.605 sqm (30 % of plot area) shall be provided for green area development.**
  24. **The PP shall increase Solar power capacity from 40 KW to 60 KW.**
  25. **07 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.



26. The PP shall install required number of **Anti Smog Gun(s)** at the project site as per the requirement of HSPCB.
27. The PP shall register themselves on <https://dustapphspcb.com> portal as per the Direction No. 14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

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

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

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

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



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

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

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



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

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

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





level during construction phase, so as to conform to the stipulated standards by CPCB /SPCB.

- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

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

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

#### **V Waste Management**

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.



- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25<sup>th</sup> January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

## **VI Green Cover**

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

## **VII Transport**

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



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

### **VIII Human Health Issues**

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

### **IX Corporate Environment Responsibility**

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

### **X Miscellaneous**

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



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





**282.06 EC for (under violation) for Project PCI IT Complex 'Prime Tower' at Plot No.287-288, Udhyog Vihar, Phase-II, Gurgaon, Haryana by M/s PCI Limited**

**Project Proponent : Sh.Shiv Sharma**  
**Consultant : Ind Tech House Consult**

The Project Proponent submitted online Proposal SIA/HR/INFRA2/452632/2023 dated 18.11.2023 for obtaining **Environment Clearance (Under violation)** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.095360 dated 19.07.2023.

The case was taken up in 282<sup>nd</sup> meeting held on 08.12.2023. PP presented the case before the committee. The committee discussed the case and raised following observations:

1. The PP shall submit the background note of the project alongwith enclosures including detail of approval of Building Plan and CTE.
2. The PP shall submit the latest status of court cases pending with any court of law.
3. The PP shall submit status of prosecution as per ToR granted
4. The PP shall submit a realistic, scientific, quantify and tangible mentioning damage assessment keeping in view the orders passed by Hon'ble NGT in case IA 02/2023 titled as VSR Mall Vs. State of Haryana and OA No.215 of 2022 titled as Ashish Sardana Vs. Vatika
5. The PP should submit the detail of revenue generated since the start of the building after taking OC with supporting documents.
6. The PP shall submit a realistic, scientific, quantify and tangible EMP.
7. The PP shall submit CA certificate mentioning total cost of the project which is under violation category along with balance sheet of the project.
8. The PP shall submit affidavit giving detail of CTO and detail of OC obtained.
9. The PP shall submit the details of plantation with tree cover and revised list of indigenous species
10. The PP shall submit details of vertical green area
11. The PP shall increase solar power as per feasibility.
12. The PP shall submit affidavit regarding ZLD
13. The PP shall submit affidavit regarding revenue rasta
14. The PP shall submit details of carbon footprint.
15. The PP shall submit HWRA permission regarding extraction of ground water.
16. The PP shall submit revised water calculation

The committee directed the PP to submit reply of above said observations within 15 days so that their case be taken up accordingly.



**282.07 ToR for Expansion (under violation category) for Expansion of existing common Effluent Treatment Plant form 16 MLD to 26 MLD Capacity based on SBR technology at Phase-III, HSIIDC(IE), Barhi, Sonapat, Haryana by M/s HSIIDC Ltd.**

**Project Proponent : Sh.Jasbir Deswal**

**Consultant : Gaurang Environmental Solutions Pvt. Ltd.**

The Project Proponent submitted online Proposal SIA/HR/INFRA2/450672/2023 dated 01.11.2023 for obtaining **Terms of Reference for Expansion (Under Violation)** under Category 7(h) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.197259 dated 16.11.2023.

**Table 1 – Basic Detail**

<b>Name of the Project: ToR for Expansion of common Effluent Treatment Plant form 16 MLD to 26 MLD Capacity based on SBR technology at phase-III, HSIIDC(IE), Barhi ,sonapat, Haryana by HSIIDC</b>						
<b>Sr. No.</b>	<b>Particulars</b>					
<b>Online Proposal no. SIA/HR/INFRA2/450672/2023</b>						
1.	Latitude	Latitude: 29 <sup>0</sup> 6'14.30" N				
2.	Longitude	Longitude: 77 <sup>0</sup> 1' 48.01" E				
3.	Total CETP area	41965.90 sq.m				
4.	Total Plant Area	24,036 sqm				
5.	Road, Parking Area	4,080.9sqm				
6.	Capacity	26 MLD				
7.	Total Green Area with Percentage	13,849 sqm@( 33% of total area)				
8.	Rain Water Harvesting Pits	4 nos of Rainwater harvesting tanks				
9.	Power Requirement	<b>Particulars</b>	<b>Unit</b>	<b>Existing</b>	<b>Proposed</b>	<b>Total</b>
		Power	KW	1000	850	1850
10.	No. of DG set	<b>Existing</b>	<b>Proposed</b>	<b>Total</b>		
		Number – 3 nos. Capacity: Cumulative Capacity 1500 kVA (500 kVA each)	Number – 1 no Capacity – 1250 kVA	Number – 4 nos. Capacity – Cumulative Capacity 1500 kVA (500 kVA each) and 1250 kVA		
11.	Total Water Requirement	15 KLD Chemical dosing: 13 KLD Domestic purposes: 2 KLD				
12.	Fresh Water Requirement	15 KLD				
13.	Waste Water Generated	Domestic waste water: 1.6 KLD				
14.	Solid Waste Generated	CETP sludge: 2000 kg/day after expansion Domestic solid waste: 25 kg/day				
15.	Total Cost of the project:	Total Rs. 59.42 crores (Existing cost – 34.0 Crores, Proposed Cost- Rs. 25.42 Crore)				



The case was taken up in 282<sup>nd</sup> meeting held on 08.12.2023. PP presented the case before the committee. The committee discussed the case thoroughly.

After discussion, the committee decided to recommend to SEIAA for following:

- The State Government/SPCB to take action against the project proponent under the provisions of the section 19 of the Environment (Protection) Act, 1986, and further no Consent to Operate or Occupancy Certificate to be issued till the project is granted EC.
- Public hearing to be conducted for the project and the issues raised by the public should be addressed in the Environmental Management Plan.
- The Project Proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource augmentation plan with the SPCB prior to the grant EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.
- The Project Proponent shall comply with Penalty provision for violation as EC has not been obtained.

The Committee deliberated and decided to send the case to SEIAA for approval of TOR (under violation) alongwith additional Terms of Reference and the project proponent will prepare the EIA by using Model Terms of Reference of MoEF&CC with following conditions of Terms of Reference:

#### **Standard Terms of References (ToR)**

- 1) Reasons for selecting the site with details of alternate sites examined/rejected/selected on merit with comparative statement and reason/basis for selection. The examination should justify site suitability in terms of environmental angle, resources sustainability associated with selected site as compared to rejected sites. The analysis should include parameters considered along with weight age criteria for short-listing selected site.
- 2) Details of the land use break-up for the proposed project. Details of land use around 10 km radius of the project site.
- 3) Details of member units, its production capacity, waste generation, characteristic and details of primary treatment provided by the member units.
- 4) Details on present treatment and disposal systems
- 5) Details of effluent collection system from member units level.
- 6) Details of hazardous waste collection. Sill proof arrangement
- 7) Examine and submit details of inlet characteristics
- 8) Details of the CETP with design parameters, Layout plan and open spaces.
- 9) Details of the adequate power back up facility, to meet the energy requirement in case of power failure from the grid.
- 10) Details of the usage of treated effluent for green belt development and horticulture.
- 11) Submit a copy of MoU made between the Member units.
- 12) Details of storage facility available at the CETP.
- 13) Examine and submit details of sludge / solid waste generated, method of disposal and MoU.



- 14) Details of water requirement, source and water balance chart.
- 15) Details of green belt being developed.
- 16) Details of performance monitoring, lab facility with technical persons.
- 17) Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
- 18) The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
- 19) Details of water meters for inflow and outflow monitoring etc.
- 20) Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/CETPs>".

**Additional Terms of Reference (in addition to the conditions no.1, 2, 3 & 4 referred above):**

1. The PP shall submit correct covering letter regarding their proposal/application.
2. The PP shall submit an affidavit to the effect that no hazardous waste shall not be taken in CETP.
3. The PP shall give the details of expenses incurred in construction of CETP
4. The PP shall submit status of plantation and future plan of landscaping.
5. The PP shall submit CA certificate mentioning total cost of the project which is under violation category along with balance sheet of the project.
6. The PP shall connect the CETP with the Online Monitoring System of HSPCB
7. The PP shall submit complete details of the proposed CETP to be furnished taking into account the future expansion of the industrial area and the total pollution load of the Industrial Area and the justification for selection of the proposed CETP site.
8. The PP shall submit clear title of land without any judicial order infringement.
9. The project proponent shall submit detailed drainage plan with levels for monsoon season
10. The project proponent shall submit the incremental load statement w.r.t. present and future scope
11. The project proponent shall submit land use and land cover study area of the project
12. The project proponent shall submit contour plan of the study area
13. The PP shall submit the final outfall of treated sewage in drainage after the usages in dual plumbing, horticulture etc.
14. The PP shall submit detailed drawings of sewage plan and drainage plan of the project.
15. The PP shall also submit the details of type of industries and their pollution load to be installed in the project area.
16. The project proponent shall submit air quality modeling isopleths of DG Sets with Air mode Software version details
17. An inventory of all out-falls incorporating the discharge and quality of the waste being discharged shall be furnished.
18. Sampling shall be carried out across the length of the main sewer trunk at selected points to assess the quality (including toxic substances) of waste being carried by the sewer line. Analytical parameters should be selected on the basis of the nature of industries putting their wastes into the sewer line.
19. Based on the analytical results and the discharge rate worst-case scenario shall be evaluated and considering the same treatability studies for the proposed CETP shall be carried out to optimize the specifications.
20. Justifications for the selected concept of CETP based on different type of effluent shall be presented.





21. Impacts of CETP treated waste has to be assessed on the down streams where this waste is expected to join.
22. Detailed drawing and design with capacities of all units of proposed CETP.
23. Chemical analysis of sewage water if any before mixing industrial effluent (in the up-stream).
24. In CETP design parameters Inlet parameters such as BOD, COD, SO<sub>4</sub>, NO<sub>3</sub>, Solids etc., shall be studied and reported.
25. The PP shall submit the legible plans and Geo tagged photographs
26. The shall submit the details of prosecution carried out under section 19 of EP ACT
27. The PP shall register themselves on <https://dustapphspcb.com> portal as per the **Direction No. 14 dated 11.06.2021** issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas

**282.08 EC for Expansion of Maharihsi Markandeshwar University at Village Sadopur, District Ambala, Haryana by M/s Maharishi Markandeshwar University Trust**

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

The Project Proponent submitted online Proposal SIA/HR/INFRA2/453270/2023 dated 26.11.2023 for obtaining **Environment Clearance for Expansion** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.000764 dated 09.10.2023.

**Table 1 – Basic Detail**

<b>Project name: EC for Expansion of Maharihsi Markandeshwar University at Village- Sadopur, District-Ambala, Haryana by M/s Maharishi Markandeshwar University Trust</b>					
<b>Sr. No.</b>	<b>Particulars</b>	<b>Area as per EC</b>	<b>Constructed /Achieved area in sqm.</b>	<b>Proposed Expansion</b>	<b>Total Area (sq.m)</b>
1.	Online Proposal no.	SIA/HR/INFRA2/453270/2023			
2.	Latitude	30° 25' 36.832" N			
3.	Longitude	76° 46' 25.686" E			
4.	Plot Area	1,25,656.94	1,25,656.94	10,093.45	1,35,750.39
5.	Proposed Ground Coverage Area	27,035.90 sqm	26,651.05	6,736.00 m	33,387.05
6.	Proposed FAR Area	1,37,790.03 sqm	1,33,158.71 sqm	54,921.26 sqm	1,88,079.97sqm
7.	Non FAR including basement, mumty & machine, balcony etc	7,247.80 sqm	4,467.43 sqm	10,828.53 sqm	15,295.96 sqm
8.	Total Built Up area	1,45,037.83 sqm	1,37,626.14 sqm	65,749.79 sqm	2,03,375.93 sqm
9.	Total Green Area with Percentage	41,466.79 sqm	25,131.388 Sqm	3,330.84 sqm	44,797.63 sqm (33% of plot area)
10.	Rain Water Harvesting	4		29	33 nos.



	Tanks				
11.	STP Capacity	800 KLD	800 KLD	250 KLD	1050 KLD
12.	ETP Capacity	50 KLD	50 KLD		50 KLD
13.	Total Parking				859 ECS
14.	Total Population	5750 No		2310 No	8560 No
15.	Residential Towers				05 nos
16.	Power Requirement	1101.6 KW		1398.4 KW	2500 KW
17.	Power Backup				Total 4 nos of DG Sets having total capacity of 2820 KVA (2*1000 KVA+1*500 KVA+1*320 KVA)
18.	Total Water Requirement	1070 KLD	--	336 KLD	1406 KLD
19.	Fresh Water Requirement	496 KLD		152 KLD	648 KLD
20.	Treated Water (KLD)	574 KLD	--	184 KLD	758 KLD
21.	Waste Water Generated	638 KLD	--	204 KLD	842 KLD
22.	Solid Waste Generated	1805 kg/day	--	992 kg/day	2797 kg/day
23.	Biodegradable Waste (Kg/day)	1083	--	595	1678
24.	Maximum height	32.1M	--	5.9M	38 M
25.	Total no. of basement	1	--		1
26.	Organic waste Convertors (OWC)	Total 02 nos of OWC of capacity 1350 (1*1250+1*100 kg/day)		500 kg/day	Total 03 nos of OWC of capacity 1850 (1*1250+1*100 kg/day+500 kg/day)
27.	R+U Value of Material used (Glass)	U Value-5.5 w/m <sup>2</sup> K			U Value-5.5 w/m <sup>2</sup> K
28.	Total Cost of the project:	141.29 crore.		362.71 crore.	504 crore.
29.	EMP Budget	Existing EMP budget: 486 lakhs Proposed EMP budget: 949 lakhs			
30.	CER				
31.	Incremental Load in respect of:	i) PM <sub>2.5</sub>			0.02698
		ii) PM <sub>10</sub>			0.04923
		iii) SO <sub>2</sub>			0.11952
		iv) NO <sub>2</sub>			0.22232
		v) CO			0.000012
31.	Construction Phase: Power Back-up	Temporary electrical connection of			Temporary electrical connection of



		19 KW & 01 DG of 125 KVA		19 KW & 01 DG of 125 KVA
32.	i) Water Requirement & Source	Fresh water – 10 KLD for drinking & sanitation.  Treated wastewater 30 KLD for construction  Source: Fresh water – HSVP  Construction Water – treated wastewater from operational project		Fresh water – 10 KLD for drinking & sanitation.  Treated wastewater 30 KLD for construction  Source: Fresh water – Borewell  Construction Water – treated wastewater from operational project
33.	ii) STP (Modular)			Septic tank
34.	iii) Anti-Smoke Gun			01 Nos of Anti-smoke gun

The case was taken up in 282<sup>nd</sup> meeting held on 08.12.2023. PP presented the case before the committee. The PP also submitted Certified Compliance Report which also discussed during the meeting and it was found that no Non Compliance was recorded regarding the project against the earlier EC conditions. The committee discussed the case and raised some observations to which PP replied vide letter dated 12.12.2023 alongwith an affidavit mentioning therein as under:

- That we have submitted EC application under expansion phase as we have added additional land parcel of 10,093.45 sqmtr and also there is increase in total built up area by 65,749.79 sqmtr.
- That the source of water will be ground water only and we have already obtained permission from HWRA as per our existing capacity and as and when required we will obtain permission of extra water required at later stage.
- We have installed separate ETP and STP for our existing hospital and we will not mix the ETP water in STP water. We will use treated water from ETP after ultra-filtration in HVAC only.



As asked by the Committee, the PP further submitted revised EMP Details as follows:

**Table 2 – EMP Details**

**Existing EMP budget**

S. No.	Description	Capital Cost (Rs. in Lakhs)	Recurring Cost/year (Rs. in Lakhs)
1.	Water for Dust suppression	4.0	6.0
2.	Waste water management (Mobile Toilets etc.)	2.0	1.0
3.	Waste water management (STP)	146	36.0
4.	Solid waste management	-	3.0
5.	Monitoring of Air, water, Noise & Soil	-	1.0
6.	Rain water harvesting	10.0	5.0
7.	Green belt development	40.0	30.0
8.	Solar Panel (500 kW)	200.00	2.00
<b>Total</b>		<b>402</b>	<b>84</b>
			<b>486</b>

**Proposed EMP budget**

Description	During Construction Phase		Description	During Operation Phase	
	Capital Cost (Lakhs)	Recurring Cost (Lakhs for 5 Year)		Capital Cost (Lakhs)	Recurring Cost (Lakhs for 10 Year)
Garbage & Debris disposal	5.00	10.00	Solid Waste Management	40.00	10.00
Waste Water Management	2.00	10.00	Waste Water Management (STP)	40.00	500.00
Air, Noise, Soil, Water Monitoring	0	5.00	DG Set	10.00	5.00
Rain Water Harvesting	10.00	5.00	Monitoring for Air, Water, Noise & Soil	0	5.00
Green Belt Development	5.00	10.00	Rain Water Harvesting	0	10
PPE for workers & Health Care	2.00	5.00	Green Belt Development	10.00	230.00
Medical facilities & Others	5.00	15.00			
<b>Total</b>	<b>29.00</b>	<b>60.00</b>		<b>100.00</b>	<b>760.00</b>

A detailed discussion was held on the documents submitted regarding green area, water, ZLD, CCR, EMP, as well as the submissions made by the PP and the documents submitted.

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





for granting **Environmental Clearance to M/s Maharishi Markandeshwar University Trust (as per the CLU issued by DTCP vide letter No. A-517-8DP-2008/103 dated 18.03.2008)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

**A. Specific conditions:-**

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



11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO<sub>2</sub> load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH tanks**.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP shall obtain power assurance from the competent authority.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 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 44,797.63 sqm (33% of plot area) shall be provided for green area development.**
24. **33 Rain water harvesting** recharge tanks shall be provided for ground water recharging as per the CGWB norms.
25. The PP shall install required number of **Anti Smog Gun(s)** at the project site as per the requirement of HSPCB.

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

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



5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

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

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



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

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

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





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

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

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

### **IV Energy Conservation Measures**

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



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

## **V Waste Management**

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

## **VI Green Cover**

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



- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

## **VII Transport**

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

## **VIII Human Health Issues**

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



safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

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

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

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

#### **X Miscellaneous**

- i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.





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

**282.09 EC for Revision & Expansion of Group Housing Project "Diplomatic Greens" at Village Chauma, Sector – 110 A & 111, Gurugram, Haryana by M/s Puri Construction Private Limited**

**Project Proponent : Sh.Chitranjan Saproo**

**Consultant : Aplinka Solutions & Technologies Pvt. Ltd.**

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/448759/2023 dated 16.10.2023 for obtaining **Environment Clearance for Revision & Expansion** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.735684 dated 06.09.2023.

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

**Table 1 – Basic Detail**

<b>Project name: EC for Revision &amp; Expansion of Group Housing Project "Diplomatic Greens" at Village Chauma, Sector – 110 A &amp; 111, Gurugram, Haryana by M/s Puri Construction Private Limited</b>				
<b>Sr. No.</b>	<b>Particulars</b>	<b>Area as per EC</b>	<b>Expansion (m<sup>2</sup>)</b>	<b>Total Area (m<sup>2</sup>)</b>



1.	Online Proposal no.	SIA/HR/INFRA2/448759/2023		
2.	Latitude	28°31'7.04"N		
3.	Longitude	77° 1'41.64"E		
4.	Plot Area	79824.12 sqm	5235.61 sqm	85059.73 sqm
5.	Net Plot area	79824.12 sqm	31.36 sqm	79855.48 sqm
6.	Proposed Ground Coverage Area	11326.10 sqm	12472.10 sqm	23798.20 sqm
7.	Proposed FAR Area	139506 sqm	70,711.95 sqm	2,10,217.95 sqm
8.	Proposed Non FAR Areas (Basement, Balconies, Mumty Machine, etc.)	85,873.07 sqm	66,120.54 sqm	1,51,993.61 sqm
9.	Total Built Up area	225379.07 sqm	1,36,832.50 sqm	362211.57 sqm
10.	Total Green Area with Percentage	28125.99 sqm	28125.99 sqm (Approx. 35.22% of net plot area)	
11.	Rain Water Harvesting Pits	20 pits	6	26 Pits
12.	STP Capacity	500 & 100 KLD	400 KLD	1000 KLD
13.	Total Parking	1650 ECS	1462 ECS	3112 ECS
14.	Total Population	4,339 No	4248No	8587 No
15.	Power Requirement	5426.25 kVA	5939.17 kVA	11,365.42 kVA
16.	Power Backup	1 X 500 kVA + 2 X 625 kVA + 2 X 1010 kVA	3 x 1500 kVA + 1 x 1010 kVA	1 X 500 kVA + 2 X 625 kVA + 3 X 1010 kVA+ 3 x 1500 kVA
17.	Total Water Requirement	762 KLD	422 KLD	1184 KLD
18.	Fresh Water Requirement	434 KLD	252 KLD	686 KLD
19.	Total treated Water	328 KLD	170 KLD	498 KLD
20.	Waste Water Generated	499 KLD	300 KLD	799 KLD
21.	Solid Waste Generated	2226.84 kg/day	1960 kg/day	4186.84 kg/day
22.	Maximum height	78 meters	+39.80 m	117.80 m
23.	No of Building blocks	32 Residential Blocks, EWS, Nursery School, Community building and convenient shopping	6 Residential Blocks, 1 club and 1 combined EWS and nursery/Primary school	22+6 residential blocks (12+6 no. of residential towers, 10 villas), 1+1 EWS block and 1+1 community building/ club house, convenient shopping and 1+1 nursery school/ Primary school  Total Dwelling Unit: 1129 units
24.	No. of Floors	Max. 2B+S+21	Max. 3B+S+31	Max. 3B+S+31
25.	Total Cost of the project	428	+581.55	1009.55 crore.



26.	EMP Budget	Capital cost (₹ in lakhs)		428/-
		Recurring cost (₹ in lakhs)		38.5/-
		Nearby area/ outside the project boundary (₹ in lakhs)		114/-
27.	Incremental Load in respect of:	i) PM <sub>2.5</sub>		0.04043 µg/m <sup>3</sup>
		ii) PM <sub>10</sub>		0.10041 µg/m <sup>3</sup>
		iii) SO <sub>2</sub>		0.13987 µg/m <sup>3</sup>
		iv) NO <sub>2</sub>		0.66728 µg/m <sup>3</sup>
		v) CO		0.46781 µg/m <sup>3</sup>
	Status of Project	Operational Phase	Vacant land	-

The case was taken up in 282<sup>nd</sup> meeting held on 08.12.2023. PP presented the case before the committee. The Certified Compliance Report issued by Integrated Regional Office, Ministry of Environment, Forest and Climate Change vide letter dated 23.11.2023 regarding the earlier EC issued to the project, was also discussed alongwith the ATR points mentioned below:

S. No.	Condition	Compliance Status
1.	PP has not submitted the details related to the greenbelt such as the area covered under the greenbelt, the total number of trees, expenditure done, etc. [Sp. Cond. No. (g)]	Green belt for the existing and expansion part of the project is 28,125.99 sqm. Plantation has been done at the project boundary as well as at the peripheral areas. The list of trees and shrubs along with number of trees planted and their survival rates has been attached as <b>Annexure 1</b> . Plantation expenditure has been attached as <b>Annexure 2</b> . Photographs of green belt development at the site are attached as <b>Annexure 3</b> . Plan for the same has been attached as <b>Annexure 4</b> .
2.	It was observed during the present visit that some of the RWH pits were filled with stagnant water [Sp. Cond. No. (i)].	A total of 20 rain water harvesting pits have been constructed as per the design submitted with proposal and is operational at site. RWH pit cleaning schedule is attached as <b>Annexure 5</b> . The photographs of RWH Pits have been attached as <b>Annexure 6</b> .
3.	A system for the management of E-waste and Battery waste has not been developed at the site [Sp. Cond. No. (t)].	The quantity of E-waste generated is negligible at site as it is a residential project. If E-waste will be generated in bulk, then it will be handed over to the registered vendor. The condition is not applicable as no battery waste is being generated at the site. Battery usage/ inverter are not allowed to provide power backup as DG sets have been installed at the site.



The committee discussed the case and raised some observations to which PP replied alongwith the form of affidavit stating therein as under:

1. That, first Environment Clearance dated 27.12.2012, was granted for land area of 15.457 acres (land being part of License no. 55 of 2010) with built-up area 71,682.57 sqm. and Zoning plan was approved for 15.457 acres dated 24.08.2011.
2. That, last Environment Clearance under expansion was obtained over land area 19.725 acres [15.457 acres + 4.268 acres (land being part of license no. 87 of 2012)] with total built up area of 2,25,379.07 sqm dated 15.10.2013. Zoning plan was approved for complete land area of 19.725 acres dated 30.08.2012.
3. That, the last Environment Clearance, dated 15.10.2013, was granted over land area of 19.725 acres for 32 Residential Blocks, EWS, Nursery School, Community building and convenient shopping for a maximum of 21 floors i.e., (2B+S+21 floors). Out of which the construction of 8 residential blocks and 2 guard houses proposed on 5.18725 acres [being part of licence 87 of 2012 and licence no 55 of 2010] was put on hold and reserved for future expansion in view of achieving additional FAR arising out of applicable provisions of TOD Policy, TDR Policy and Green Certification policy. The built up area of 1,28,974.1 sqm has been achieved out of the total approved built up area of 2,25,379.07 sqm as approved in EC dated 15.10.2023.
4. That, the Consent to Operate was obtained for built up area of 1,28,974.1 sqm which included 22 residential blocks (12 no. of residential towers, 10 villas), 1 EWS block and community building/ club house, convenient shopping and nursery school as **Phase A** on 28.08.2018 and the latest CTO renewal for the said premises has been obtained on 29.07.2023 which is valid till 30.09.2028.
5. That, now, an additional land parcel of 1.29375 acres (land being part of license no. 33 of 2013) and approved zoning plan of 21.01875 acres (15.457 acres + 4.268 acres + 1.29375 acres) dated 30.06.2023 has been obtained for the project development, the land parcel of 1.29375 acres has been offered for handover to the Government of Haryana for the road and greenbelt development. Hence, all the applicable FAR pertaining to the additional land parcel of 1.29375 acres will be utilized in the 5.18725 acres (land being part of license no. 55 of 2010 and License no. 87 of 2012) of the land as mentioned in the approved zoning plan dated 30.06.2023.
6. That, additional FAR is being availed under TOD (FAR @3.5), TDR (FAR @1.5) and IGBC green building certification (FAR @0.12). TOD and TDR utilization over net planned area of 5.18725 acres (land being part of license no. 55 of 2010 and License no. 87 of 2012) shall be done as indicated in the approved zoning plan dated 30.06.2023. As per the current planning 6 Residential Blocks, 1 club and 1 combined EWS and nursery/Primary school are proposed in the **Phase B** of project development.
7. That, no construction has been done in the future expansion land. Same has been recorded in the certificate compliance report issued by Integrated Regional Office, Ministry of Environment, Forest and Climate Change dated 23.11.2023
8. That, the green area as per the EC dated 15.10.2013 is 35.22% of the total plot area of 79,824.12 sqm; i.e. 28,114.055 sqm has been sanctioned. Now,





the green area of 28,125.99 sqm i.e., approx. 35.22% of the net plot area of 79,855.48 sqm will be achieved.

9. That, Biodegradable waste from the expansion part will be managed through inhouse OWC (automatic).
10. That, there is a 3 karam rasta adjacent to the project boundary which will be not encroached.
11. That, there is one HT line of 66 KV passes through the project site for which appropriate horizontal clearance of 9m at both the sides has been provided as per the approved zoning plan. This ROW will be the part of roads and lawn area having shrubs and herbs.
12. That, about 125 KW Power requirement of total project will be met through solar.
13. Status of the Licences granted by DTCP, Haryana to the project are as follows

Licence no.	Land area	Issue date	Renewal
Licence No. 55 of 2010	15.457 acres	dated 25.07.2010	08.02.2021- 24.07.2025
Licence No. 87 of 2012	4.268 acres	dated 29.08.2012	08.02.2021- 28.08.2025
Licence No. 33 of 2013	1.29375 acres	dated 25.05.2013	08.02.2020- 24.05.2024

The comparative chart with regard to the project also submitted by PP which is as under:

	EC granted	Achieved	Proposed	Total
<b>Plot area</b>	79,824.12 sq.m	79,824.12 sq.m	5,235.61 sq.m	85,059.73 sq.m
<b>Net plot area</b>	79,824.12sq.m	79,824.12sq.m	31.36 sq.m <i>(Since remaining of the additional area is deducting under road and greenbelt)</i>	79,855.48 sqm
<b>Green area</b>	28,114.055 sq.m	26,077.321 sq.m	2,036.734 sq.m+ additional proposed 11.935 sq.m	28,125.99 sq.m
<b>Built up area</b>	2,25,379.07 sq.m	1,28,974.1 sq.m	+2,33,237.47 sq.m	3,62,211.57 sq.m
<b>Rainwater Harvesting System (Pits)</b>	20	20	+6	26



PP further submitted EMP Details as follows:

**Table 2: EMP Detail**

<b>Environment Budget (Construction Phase of Expansion Part)</b>			
<b>S. No.</b>	<b>Component</b>	<b>Capital Cost (₹ in Lakhs)</b>	<b>Recurring Cost (₹) per annum</b>
1.	Air Pollution Control (tarpaulin sheets/ barricading, water sprinklers, anti-smog guns, wheel washing etc.)	20,00,000/-	3,50,000/-
2.	Noise Pollution Control (Maintenance of machinery & PPE's)	5,00,000/-	2,00,000/-
3.	Sanitation for labours (mobile toilets/septic tank)	3,00,000/-	1,00,000/-
4.	Waste water management	5,50,000/-	2,50,000/-
5.	Handling of construction waste material	5,00,000/-	2,00,000/-
6.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	10,00,000/-	4,00,000/-
<b>Total</b>		<b>48,00,000/-</b>	<b>15,00,000/-</b>

<b>Environment Budget (Operation Phase of Expansion Part)</b>			
<b>S. No.</b>	<b>Component</b>	<b>Capital Cost (₹ in lakhs)</b>	<b>Recurring Cost (₹ in lakhs) per annum</b>
1.	Water Pollution Control (STP of Capacity 400 KLD)	1,50,00,000/-	5,00,000/-
2.	Rain water Harvesting (6 pits)	15,00,000/-	2,00,000/-
3.	Noise Pollution Control (Acoustic enclosure/stack for DG sets and Energy savings )	5,00,000/-	1,50,000/-
4.	Solid Waste Management (Organic Waste Convertor and Waste Bins)	30,00,000/-	2,00,000/-
5.	Landscaping (green area development and plantation)	30,00,000/-	5,00,000/-
6.	Energy Conservation (LED lights in common areas, solar panels, etc.)	120,00,000/-	2,50,000/-
7.	Water efficient fixture and measures	20,00,000/-	2,00,000/-
8.	Miscellaneous (Environment monitoring cost, Management of Environment Cell, etc.)	10,00,000/-	4,00,000/-
<b>Total</b>		<b>3,80,00,000/-</b>	<b>23,50,000/-</b>

<b>Environment Budget (Outside Project)</b>								
<b>S. No.</b>	<b>Activities</b>	<b>Proposed Locations</b>	<b>Capital Cost (₹)</b>					<b>Total cost (₹)</b>
			<b>1st Year</b>	<b>2nd Year</b>	<b>3rd Year</b>	<b>4th Year</b>	<b>5th Year</b>	
1.	Plantation in nearby village (Plant 1,250 @ ₹1,000/- including maintenance)	<ul style="list-style-type: none"> <li>• Chauma Village</li> <li>• Bajghera Village</li> <li>• SalpurKhera Village</li> </ul>	2,50,000/-	2,50,000/-	2,50,000/-	2,50,000/-	2,50,000/-	12,50,000/-
2.	Plantation and maintenance along the Sector	• Sector Road (Diplomatic Greens Road)	1,00,000/-	1,00,000/-	1,00,000/-	1,00,000/-	1,00,000/-	5,00,000/-

	road passing through the project site.							
3.	Providing Solar Lighting at Government School	<ul style="list-style-type: none"> <li>Govt. Sr. Sec. School Carterpuri, Sector 23A, Gurugram, Haryana</li> <li>Govt. Primary School, Sarai Alawardi, Sector 3, Gurugram, Haryana</li> <li>Government Primary School, Palam Vihar, Gurugram, Haryana</li> </ul>	1,00,000/-	1,50,000/-	1,00,000/-	1,50,000/-	1,00,000/-	6,00,000
4.	R.O. distribution nearby school of Govt. School	<ul style="list-style-type: none"> <li>Govt. Sr. Sec. School Carterpuri, Sector 23A, Gurugram, Haryana</li> <li>Govt. Primary School, Sarai Alawardi, Sector 3, Gurugram, Haryana</li> <li>Government Primary School, PalamVihar, Gurugram, Haryana</li> </ul>	1,50,000/-	1,50,000/-	1,50,000/-	1,50,000/-	1,50,000/-	7,50,000
5.	Toilets construction under Swacch Bharat Mission at nearby village	<ul style="list-style-type: none"> <li>Chauma Village</li> <li>Bajghera Village</li> <li>SalpurKhera Village</li> </ul>	2,00,000/-	2,00,000/-	2,00,000/-	2,00,000/-	2,00,000/-	10,00,000
6.	<ul style="list-style-type: none"> <li>Providing bins at nearby village</li> <li>Waste management awareness program</li> </ul>	<ul style="list-style-type: none"> <li>Chauma Village</li> <li>Bajghera Village</li> <li>SalpurKhera Village</li> </ul>	1,50,000/-	1,50,000/-	1,50,000/-	1,50,000/-	1,50,000/-	7,50,000
7.	Assistance to farmers by providing seedlings, manure and Bio fertilizers to nearby villagers.	<ul style="list-style-type: none"> <li>Chauma Village</li> <li>Bajghera Village</li> <li>Salpur Khera Village</li> </ul>	3,00,000/-	3,00,000/-	3,00,000/-	3,00,000/-	3,00,000/-	15,00,000
8.	Maintenance of nearby village	<ul style="list-style-type: none"> <li>Sikanderpur Badha, Gurugram, Haryana,</li> </ul>	3,00,000/-	3,00,000/-	3,00,000/-	2,00,000/-	2,00,000/-	13,00,000



	pond	Pond UID: 01HRGGMGGM 0109SIKA373						
9.	Contribution to wildlife conservation		5,00,000/-	5,00,000/-	5,00,000/-	5,00,000/-	5,00,000/-	25,00,000
10.	Adaption and maintenance of authority parks	Sector 23A Park, Gurugram, Haryana	2,50,000/-	2,50,000/-	2,50,000/-	2,50,000/-	2,50,000/-	12,50,000
<b>Total</b>								<b>1,14,00,000</b>

<b>Total EMP Budget</b>	
<b>Particulars</b>	<b>Cost (₹)</b>
EMP Budget (Capital cost)	4,28,00,000/-
EMP budget (Recurring cost)	38,50,000/-
EMP budget for nearby area/ outside the project boundary	1,14,00,000/-
<b>Total EMP</b>	<b>5,80,50,000/-</b>

The CCR was also discussed during the meeting and PP submitted ATR as follows:

<b>S. No.</b>	<b>Condition</b>	<b>Compliance Status</b>
4.	PP has not submitted the details related to the greenbelt such as the area covered under the greenbelt, the total number of trees, expenditure done, etc. [Sp. Cond. No. (g)]	Green belt for the existing and expansion part of the project is 28,125.99 sqm. Plantation has been done at the project boundary as well as at the peripheral areas. The list of trees and shrubs along with number of trees planted and their survival rates has been attached as <b>Annexure 1</b> . Plantation expenditure has been attached as <b>Annexure 2</b> . Photographs of green belt development at the site are attached as <b>Annexure 3</b> . Plan for the same has been attached as <b>Annexure 4</b> .
5.	It was observed during the present visit that some of the RWH pits were filled with stagnant water [Sp. Cond. No. (i)].	A total of 20 rain water harvesting pits have been constructed as per the design submitted with proposal and is operational at site. RWH pit cleaning schedule is attached as <b>Annexure 5</b> . The photographs of RWH Pits have been attached as <b>Annexure 6</b> .
6.	A system for the management of E-waste and Battery waste has not been developed at the site [Sp. Cond. No. (t)].	The quantity of E-waste generated is negligible at site as it is a residential project. If E-waste will be generated in bulk, then it will be handed over to the registered vendor. The condition is not applicable as no battery waste is being generated at the site. Battery usage/ inverter are not allowed to provide power backup as DG sets have been installed at the site.

A detailed discussion was held on the documents submitted regarding CCR, zoning plan, ATR, previous EC, TDR/ToD, FAR, sewer, HT line, revenue rasta, EMP, solar power, license, IGBC Certificate as well as the submissions made by the PP and the documents submitted.





The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Puri Construction Private (as per the zoning plan approved vide No.DGTCP/9362 dated 30.06.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

**A. Specific conditions:-**

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



10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO<sub>2</sub> load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP shall obtain power assurance from the competent authority.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 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 28125.99 sqm (Approx. 35.2% of net plot area) shall be provided for green area development.**
24. **26 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
25. The PP shall install required number of **Anti Smog Gun(s)** at the project site as per the requirement of HSPCB.
26. The PP shall register themselves on <https://dustapphspcb.com> portal as per the Direction No. 14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

## **B. Statutory Compliance:**

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



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

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

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



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

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

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





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

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

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

### **IV Energy Conservation Measures**

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



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

#### **V Waste Management**

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



## **VI Green Cover**

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

## **VII Transport**

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

## **VIII Human Health Issues**



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

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

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

#### **X Miscellaneous**

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





Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

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

**282.10 EC for Revision in Commercial Colony Project at Village Gurugram, Sector 104, Gurugram, Haryana by M/s Value Buildcon Pvt Ltd**

**Project Proponent : Not Present**  
**Consultant : Grass Roots Research & Creation India (P) Ltd.**

The Project Proponent submitted online Proposal No.SIA/HR/MIS/233526/2021 dated 31.03.2022 as per check list approved by the SEIAA/SEAC for obtaining EC under category 8(a) of EIA Notification dated 14.09.2006.

The case was recommended to SEIAA in 237<sup>th</sup> meeting of SEAC for grant of EC. PP submitted the scrutiny fee amounting to Rs.2,00,000/- vide DD No. 006050 dated 12.11.2021.



The recommendation of SEAC was taken up 141<sup>st</sup> meeting of SEIAA held on 24.05.2022 and after due deliberations; Authority decided to refer back this case to SEAC with some observations;

The case was taken up in 266<sup>th</sup> meeting held on 28.04.2023. PP submitted the reply vide email dated 25.04.2023 of observations raised by SEIAA in its 141<sup>st</sup> meeting

However, committee found the reply incomplete and further raised some observations.

Thereafter, the case was taken up in 267<sup>th</sup> meeting held on 16.05.2023. PP submitted the reply of observations raised during 266<sup>th</sup> meeting. However, committee asked PP to submit the reply in the form of an affidavit. PP submitted an affidavit dated 17.05.2023 and the committee reiterated the recommendations conveyed vide 237<sup>th</sup> MoM.

The matter was taken up in 159<sup>th</sup> meeting of SEIAA held on 15.06.2023. The Authority after having gone through the record & upon perusal of the recommendations made by the Appraisal Committee, decided to depute Sh. Rajbir Singh Bondwal, IFS (Retd.), Member SEAC and Regional Officer of the concerned area to visit the Project site and submit a detailed report on all relevant issues within 10 days, positively. As there appears to be gaps and loose connect between the recommendations and presentation/status, mention by the Project Proponent and the Consultant in their submissions.

Appraisal Committee is also requested to give their comments/opinion on the written submissions made by Project Proponent before the SEIAA on 15.06.2023. Copy of the submissions is forwarded to the Appraisal Committee in this regard.

The case was taken up in 277<sup>th</sup> meeting held on 04.10.2023. The PP/Consultant sent a mail dated 22.09.2023 with enclosed letter wherein PP informed that their project scheme has now been changed. Hence, PP requested to withdraw their application and allow them to submit a fresh application of their project. The committee agreed with the request of PP and further unanimously recommended to SEIAA for the withdrawal of the project after considering the report of sub-committee constituted by SEIAA vide letter dated 21.06.2023.

The case was taken up in 168<sup>th</sup> meeting of SEIAA and referred back to SEAC with the following observations:

1. That Appraisal Committee shall make recommendations after perusing the site visit report, pending in this case.
2. That Appraisal Committee shall also look into all relevant concerns within the scope & meaning of EIA Notification dated 14.09.2006.

The case was taken up in 282<sup>nd</sup> meeting held on 08.12.2023. During discussion, the sub-committee comprised of Dr.Rajbir Singh Bondwal, IFS (Retd.), Member SEAC and Regional Officer of the concerned area were requested to submit their site visit report in this case. A



separate letter shall also be written, in this regard, to concerned. The case shall be taken up after receiving of site visit report of the sub-committee.

**282.11 EC for Expansion of Residential plotted colony at Village Kabri, Faridpur, Ratipur and Mehmampur, Sector 36-39, Panipat, Haryana. by M/s TDI Infratech Limited**

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

The project Proponent submitted online Proposal No.SIA/HR/MIS/80813/2021 dated 16.07.2021 for obtaining **Environment Clearance for Expansion** under Category 8(a) of EIA Notification 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.980763 dated 27.05.2022.

Earlier, the case was recommended to SEIAA in 246<sup>th</sup> and 256<sup>th</sup> meeting of SEAC for grant of Environment Clearance for Expansion by incorporating & considering the proposed changes in the Existing Environment Clearance dated 07.01.2008 for the Project.

SEIAA referred back the case to SEAC in 159<sup>th</sup> meeting with the directions to re-look/examine all the observations besides any other issue, related to Environment, which comes to the notice of the Appraisal Committee.

The case was again recommended to SEIAA in 272<sup>nd</sup> meeting for grant of Environment Clearance alongwith the stipulated conditions as conveyed vide 246<sup>th</sup> and 256<sup>th</sup> MoM of SEAC.

The authority again referred back the case to SEAC in 164<sup>th</sup> meeting with the direction to re-examine, whether the said Proposal qualifies within the scope and meaning of Office Memorandum dated 29.03.2022, issued by the Ministry of Environment, Forest & Climate Change, GoI.

The committee again recommended the case to SEIAA in 277<sup>th</sup> meeting for grant of Environment Clearance alongwith the stipulated conditions as conveyed vide 246<sup>th</sup>, 256<sup>th</sup> and 272<sup>nd</sup> MoM of SEAC.

SEIAA in its 168<sup>th</sup> meeting referred back the case to SEAC with the following observations:

1. Whether OM dated 29.03.2022, issued by MOEF & CC, GOI has been fully complied with.
2. Whether the statutory requirements in the light of OM dated 29.03.2022 stands fully met with

The case was taken up in 282<sup>nd</sup> meeting held on 08.12.2023. The case was taken up in 282<sup>nd</sup> meeting. However PP requested vide email dated 07.12.2023 to defer their case as they



could not attend the meeting due to unavoidable circumstance. The committee acceded with the request of PP and deferred their case.

**282.12 Extension of Validity of EC for M/s Mubarikpur Royalty Company (MRC) at Bailgarh South Block/YNR B-2 over an area of 28.00 Ha. in Yamuna Nagar, Haryana by M/s Mubarikpur Royalty Company**

**Project Proponent : Not Present**

**Consultant : Vardan EnviroNet**

The Project Proponent submitted online Proposal No. SIA/HR/MIN/236359/2021 on dated 04.10.2021 for obtaining **Extension of Validity of EC** under Category 1(a) of EIA Notification 14.09.2006. PP submitted the requisite scrutiny fee of Rs.1,50,000/- vide DD No. 003409 dated 27.10.2021.

The case was lastly taken up in 241<sup>st</sup> meeting of SEAC Haryana held on 25.04.2022. The PP presented the case before the committee.

- Sh.Rajbir Bhondwal, Member, SEAC intimated the committee that NGT committee is constituted for the inspection of mining site as per the OA No. 150/2021.
- It is intimated by the Mining Officer and the PP that NGT Monitoring Committee has visited the Mining site and the report is still awaited.
- *SEIAA has forwarded the application dated 21.03.2022 of PP to SEAC vide which PP has mentioned that "documents sought for extension of validity of EC are not required in already granted EC. The Information /documents sought under reference are applicable only to expansion of projects. Also mentioned in letter that there is no expansion and it is simply extension of time of validity of EC for the project which delayed due to unavoidable circumstances. They are submitting the six monthly compliance report to SEIAA and HSPCB. Further requested to kindly extend validity of time of Environment Clearance for a period of one year".*

The PP presented the case before the committee and submitted a self-contained note. The committee deliberated on self-contained note submitted by PP, NGT court case, visit of NGT committee and decided to send the case to SEIAA for taking further necessary action in view of the above mentioned details.

The PP has also submitted replenishment Study for the period of Pre-monsoon 15<sup>th</sup> to 20<sup>th</sup> June 2020 and Post Monsoon 18<sup>th</sup> to 21<sup>st</sup> September 2020.

The recommendation of SEAC was taken up 141<sup>st</sup> meeting of SEIAA held on 25.05.2022 and Authority observed that the SEAC has intimated that the site inspection report in compliance of NGT order is pending whereas, the said report has already been filed on 24.02.2022 on which the Hon'ble NGT has passed the directions:





After due deliberation; in light of order passed by the Hon'ble NGT on 24.02.2022 the Authority decided to refer back this case to SEAC with the direction to approach Hon'ble Justice Pritam Pal, former Judge of Punjab and Haryana High Court in the matter.

The case was taken up in 260<sup>th</sup> meeting of SEAC, Haryana held on 08.02.2023. Shri Sanjay Simberwal, Mining Engineer also attended the meeting as representative on behalf of Mining & Geology Department, Haryana. He produced order dated 18.11.2022 passed by Hon'ble NGT in case titled Anis Vs. UoI bearing OA No.150/2021. The relevant portion of the said order is as under:

*"8. ....The PPs may not be allowed to undertake further mining in view of serious violations already committed  
The application is disposed of"*

The representative of Mines and Geology Department further submitted that appeal of PP was also dismissed by the Appellate Authority-cum-Additional Chief Secretary to Govt. Haryana, Mines & Geology Department on the basis of above said NGT order wherein it was directed that PP should not be allowed to undertake further mining.

Keeping in view the facts and circumstances, the committee unanimously decided to send the case to SEIAA for delisting/rejecting the application of the PP for granting Environment Clearance.

The recommendations of SEAC were taken up during 154<sup>th</sup> Meeting of SEIAA. The Authority after due deliberations, decided to refer back this case to the Appraisal Committee with the advice to submit fresh recommendations in the light of Order dated 13.03.2023 passed by Hon'ble Supreme Court of India in Civil Diary No. (s) 7382 of 2023.

The case was taken up in 265<sup>th</sup> and 269<sup>th</sup> meetings of SEAC, Haryana. However, the case was deferred on request of PP.

The case was taken up in 277<sup>th</sup> meeting held on 04.10.2023. However, still neither PP nor consultant appeared in the meeting. It is observed by the committee that the case has been fixed in several meetings of SEAC but neither PP nor Consultant appeared before the committee to represent their case. In this regard, the instructions issued by MoEF&CC vide OM dated 18.11.2020 also brought to the notice of the Committee which reads as under:

.....  
e) *"in case a Project Proponent or his consultant did not attend the meeting or does not reply to the queries raised for more than six month, the MS should write to the Regional Office of the Ministry to carry out a site inspection so as to check if construction/operation of the project has started."*



The committee after having a discussion on the circumstances of the case as well as keeping in view the above mentioned instructions issued by the MoEF&CC, unanimously decided to send the case to SEIAA for taking further necessary action as per **para e)** referred above.

The authority taken up the case in 168th meeting and referred back to SEAC with the direction to carry out site inspection of the Project site w.r.t. OM dated 18.11.2020, issued by MoEF & CC, GoI, New Delhi. The Expert Committee, needs to proceed further by keeping in mind the status of pending proceedings before the Hon'ble Supreme Court of India. Further, the Expert Committee must call for the comments & current status of the "PROJECT" from Mines & Geology Department, Haryana.

In the light of above, the Appraisal Committee will put up clear cut recommendations in the present proposal.

The case was taken up in 282<sup>nd</sup> meeting held on 08.12.2023. The committee discussed the observations raised by the SEIAA and decided that a letter be written to Directorate, Mines & Geology, Haryana for submitting their comments and current status of the project as per the direction issued by SEIAA vide its 168<sup>th</sup> minutes of meeting.

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

**Proponent                   : Not Present**  
**Consultant                 : Vardan EnviroNet**

The Project was submitted to the SEIAA vide online Proposal No.SIA/HR/MIN/237062/2021 dated 23.11.2021 for obtaining Extension of validity of EC under Category 1(a) of EIANotification14.09.2006. PP submitted the scrutiny fee amounting to Rs.1,50,000/- vide DD No.017420 dated 26.10.2021.

The case was taken up in 241<sup>st</sup> meeting of SEAC Haryana held on 25.04.2022. SEIAA has forwarded the application dated 21.03.2022 of PP to SEAC vide which PP has mentioned that;

*"documents sought for extension of validity of EC are not required in already granted EC. The Information/documents sought under reference are applicable only to expansion of projects. Also mentioned in letter that there is no expansion and it is simply extension of time of validity of EC for the project which delayed due to unavoidable circumstances. They are submitting the six monthly compliance report to SEIAA and HSPCB. Further requested to kindly extend validity of time of Environment Clearance for a period of one year".*

The committee deliberated that the request of PP received regarding non-requirement of compliance report is deliberated by the committee. The self-contained note in the form of Affidavit is also placed before the committee.



The committee deliberated on self-contained note submitted by PP, NGT court case, visit of NGT committee and decided to send the case to SEIAA for taking further necessary action in view of the above mentioned details.

The project proponent has also submitted replenishment Study for the period of Pre-monsoon 15<sup>th</sup> to 20<sup>th</sup> June 2020 and Post Monsoon 18<sup>th</sup> to 21<sup>st</sup> September 2020.

*The recommendation was taken up 141<sup>st</sup> meeting of SEIAA held on 25.05.2022 and Authority observed that the SEAC has intimated that the site inspection report in compliance of NGT order is pending whereas, the said report has already been filed on 24.02.2022 on which the Hon'ble NGT has passed the following directions:*

*"4. In pursuance of above, the joint Committee has filed its report on 24.02.2022. The report inter-alia mentions that requisite plantation has not been done by the Project Proponent. One of the lessee has undertaken mining in excess of permitted capacity. The report, however, does not mention the details of the mining plan and coordinates of the mining area. It is also not clear whether the processes used in mining are permissible. To this extent the report is not complete. This calls for a further independent factual report in the matter.*

*5. Accordingly, we request the Monitoring Committee headed by Justice Pritam Pal, former Judge of Punjab and Haryana High Court, which has been appointed by this Tribunal to monitor compliance of certain orders of this Tribunal, in the State of Haryana, to cross-check the factual position by undertaking visit to the site with the assistance of 4 such of the authorities as may be considered necessary. The visit may be facilitated by the State PCB and the District Magistrate."*

After due deliberation; in light of order passed by the Hon'ble NGT dated 24.02.2022 the Authority decided to Refer back this case to SEAC with the direction to approach Hon'ble Justice Pritam Pal, former Judge of Punjab and Haryana High Court in the matter.

The case was taken up in 243<sup>rd</sup> and 245<sup>th</sup> meeting of SEAC, Haryana. However, the case was deferred until unless the final order of Hon'ble NGT is received in this case.

The case taken up in 251<sup>st</sup> meeting of SEAC, Haryana held on 11.10.2022. However the case was deferred on request of PP.

The case was taken up in 260<sup>th</sup> meeting of SEAC, Haryana held on 08.02.2023. The consultant appeared before the committee. Shri Sanjay Simberwal, Mining Engineer has also attended the meeting as representative on behalf of Mining & Geology Department, Haryana. He has produced order dated 18.11.2022 passed by Hon'ble NGT in case titled Anis Vs. UoI bearing OA No.150/2021. The relevant portion of the said order is as under:

*"8. .... The PPs may not be allowed to undertake further mining in view of serious violations already committed  
The application is disposed of"*



The representative of Mines and Geology Department further submitted that appeal of PP was also dismissed by the Appellate Authority-cum-Additional Chief Secretary to Govt. Haryana, Mines & Geology Department on the basis of above said NGT order wherein it was directed that PP should not be allowed to undertake further mining.

A detailed discussion was held by the committee on the submissions made by Shri Sanjay Simberwal, Mining Engineer and also perused the documents submitted by him. Keeping in view the facts and circumstances, the committee unanimously decided to send the case to SEIAA for delisting/rejecting the application of the PP for granting Environment Clearance.

The recommendations of SEAC were taken up during *154<sup>th</sup> Meeting of SEIAA held on 20.03.2023.*

*After perusing the details & record available on the present case file along with considering the recommendations of SEAC, the Authority observed that the Project Proponent vide communication dated 20.03.2023 intimated that Hon'ble Supreme Court of India vide interim order dated 13.03.2023 stayed the implementation of Order dated 18.11.2022 passed by the Hon'ble National Green Tribunal, subject to depositing of 60% of the Penalty Amount of Rs. 2.50 Crore with the Authorities.*

*The Authority after due deliberations, decided to refer back this case to the Appraisal Committee with the advice to submit fresh recommendations in the light of Order dated 13.03.2023 passed by Hon'ble Supreme Court of India in Civil Diary No. (s) 1595 of 2023.*

The case was taken up in 265<sup>th</sup> meeting held on 12.04.2023. However, the case was deferred on request of PP.

The case was taken up in 267<sup>th</sup> meeting held on 17.05.2023. The consultant on behalf of the PP appeared before the Committee and submitted a letter and submitted that they have filed an appeal to the Hon'ble Supreme Court of India against the Order passed by the Hon'ble National Green Tribunal on 18.11.2022 in case titled Anis Vs. Uol bearing OA No.150/2021. In said Case three of the mining companies namely M/s Development Strategies India Pvt. Ltd. M/s Delhi Royalty Company and M/s Mubarikpur Royalty Company were penalised and asked to stop any further mining operations.

Further, M/s Delhi Royalty Company approached the Supreme Court first and on 16.01.2023 the supreme court allowed the appeal and stated that:

*"In the meanwhile, subject to the appellant depositing 60% of the penalty amount of Rs.4,20,00,000/-, there will be a stay of the recovery of the further amount. The said deposit will be made with the authorities on or before 28.02.2023. In case of failure to deposit the amount, it will be open to the authorities to execute and enforce the order."*

The above order clearly indicates that only in the event of M/s Delhi Royalty company submits the 60% of the penalty amount authorities can execute and enforce the order passed by Hon'ble National Green Tribunal on 18.11.2022. The civil appeal filed by M/s





Development Strategies India Pvt. Ltd was heard by the Hon'ble Supreme Court of India on 13.03.2023 wherein the Hon'ble Supreme Court of India tagged the case with the case of M/s Delhi Royalty Company and instructed us to deposit the amount within 6 weeks. In the compliance of the Hon'ble Supreme Court's order dated 13.03.2023, the PP have deposited the 60% of Rs 2.5 Cr to Haryana State Pollution Control Board on 26.04.2023 well within the time period suggested by the Hon'ble Supreme Court.

The PP further informed the committee during the presentation that since the matter has been tagged with the case of M/s Delhi Royalty Company, the same clause i.e.:

*".....In case of failure to deposit the amount, it will be open to the authorities to execute and enforce the order."*

However, the committee was of the opinion that an exclusive order of operation of mining is needed by the Hon'ble Supreme Court. The PP has further requested that since the project has been sub-judice and now the matter is pending before the Hon'ble Supreme Court, further decision on the project may be held in abeyance until a clarification w.r.t. mining operation is obtained from the Hon'ble Supreme Court.

The Committee after detailed discussion on the submission made by the PP, unanimously decided that any further decision on the project shall be taken only after clarification w.r.t. mining operation is obtained from the Hon'ble Supreme Court of India. The case will be taken up after the report, in this regard, is submitted by the PP.

The case was taken up in 277th meeting held on 04.10.2023. However, still neither PP nor consultant appeared in the meeting. It is observed by the committee that the case has been taken up in several meetings of SEAC but neither PP nor Consultant has appeared before the committee to represent their case. In this regard, the instructions issued by MoEF&CC vide OM dated 18.11.2020 also brought to the notice of the Committee which reads as under:

.....  
e) *"in case a Project Proponent or his consultant did not attend the meeting or does not reply to the queries raised for more than six month, the MS should write to the Regional Office of the Ministry to carry out a site inspection so as to check if construction/operation of the project has started."*

The committee after having a discussion on the circumstances of the case as well as keeping in view the above mentioned instructions issued by the MoEF&CC, unanimously decided to send the case to SEIAA for taking further necessary action as per **para e)** of OM referred above.

The authority taken up the case in 168th meeting and referred back to SEAC with the direction to carry out site inspection of the Project site w.r.t. OM dated 18.11.2020, issued by MoEF & CC, GoI, New Delhi. The Expert Committee, needs to proceed further by keeping in mind



the status of pending proceedings before the Hon'ble Supreme Court of India. Further, the Expert Committee must call for the comments & current status of the "PROJECT" from Mines & Geology Department, Haryana.

In the light of above, the Appraisal Committee will put up clear cut recommendations in the present proposal.

The case was taken up in 282<sup>nd</sup> meeting held on 08.12.2023. The committee discussed the observations raised by the SEIAA and decided that a letter be written to Directorate, Mines & Geology, Haryana for submitting their comments and current status of the project as per the direction issued by SEIAA vide its 168<sup>th</sup> minutes of meeting.

**282.14 EC for Proposed Panipat Cooperative Sugar Mills Limited, 5000 TCD Sugar Mill Crushing Capacity at Village Dahar, Tehsil Israna, District Panipat, Haryana by M/s Panipat Cooperative Sugar Mills Limited**

**Project Proponent : Sh.Sanjeev Sharma**  
**Consultant : SMS Envocare Ltd**

The Project Proponent submitted online Proposal No. SIA/HR/IND2/404530/2022 on dated 29.10.2022 for obtaining **Environmental Clearance** under category 5 (j) of EIA Notification dated 14.09.2006. The PP submitted requisite scrutiny fee of Rs.2,00,000/- vide DD No. 075275 dated 12.11.2021. ToR was granted to the project on 08.04.2022 under violation.

The case was taken up in 256<sup>th</sup> meeting held on 30.11.2022 an. The Committee discussed the documents and information given by PP and further, raised some observations which were replied by PP during 261<sup>st</sup> meeting of SEAC held on 27.02.2023.

The committee held a detailed discussion on the reply submitted by PP. After due deliberation, the committee observed that the Damage Assessment Plan submitted by the PP was not proper. The committee advised the PP to re-assess the Damage Assessment Plan in view of the various orders passed by Hon'ble NGT as discussed during the meeting. The PP was further advised to submit revised EMP details. The committee discussed the reply and conveyed some observations and PP submitted reply of observations vide letter dated 12.05.2023 during 267<sup>th</sup> meeting held on 17.05.2023. The committee discussed the reply and further raised following observations:

1. Whether the PP has applied under violation category during the window period?
2. The PP shall submit a realistic, scientific, quantify and tangible mentioning damage assessment keeping in view the orders passed by Hon'ble NGT in case IA 02/2023 titled as VSR Mall Vs. State of Haryana and OA No.215 of 2022 titled as Ashish Sardana Vs. Vatika
3. The PP shall submit a realistic, scientific, quantify and tangible EMP.
4. The PP shall submit chronology of the project in detail.
5. The PP shall submit latest status of prosecution against the project.



6. The PP shall submit CA certificate mentioning total cost of the project which is under violation category along with balance sheet of the project.

The case was taken up in 269<sup>th</sup> meeting held on 12.06.2023 and 272<sup>nd</sup> meeting held on 14.07.2023. However the case was deferred on request of PP in both the meetings.

The case was taken up in 274<sup>th</sup> meeting held on 09.08.2023. However, PP submitted letter dated 08.08.2023 that an emergent meeting of the Board of the Administrators of the Mills has been fixed on 09.08.2023 under the Chairmanship of Deputy Commissioner, Panipat. Therefore, PP requested to grant adjournment in this case. The committee acceded with the request of PP and deferred their case.

The case was taken up in 276<sup>th</sup> meeting held on 07.09.2023. However, PP/Consultant requested through email dated 06.09.2023 that the Managing Director of the Mills has been transferred and the new Managing Director of the Mills has joined on 04-09-2023. The matter regarding Environment Clearance for Panipat Cooperative Sugar Mills Limited Panipat is to be discussed in detail with the new Managing Director of the Mills. It is also submitted by PP that this Mills is a Cooperative Mills governed by the State Govt. and requested to kindly grant adjournment in subject mentioned meeting in Agenda Item related to this Mill. The committee acceded with the request of PP/Consultant deferred their case.

The case was taken up in 278<sup>th</sup> meeting of SEAC, Haryana held on 13.10.2023. The PP submitted a letter dated 11.10.2023 requesting therein to withdraw this proposal.

The committee decided that the request of PP cannot be accepted at this stage and further action should be taken by SEIAA as per Environment (Protection) Act (EP), 1986 and Environment Impact Assessment (EIA), Act 2006 as well as other related relevant provisions therein.

The case was taken up in 169<sup>th</sup> meeting of SEIAA. The Authority held discussion and decided to Refer back the case to Expert Committee (SEAC) with the direction to re-look the issues and request made by the Project Proponent and make clear cut recommendations strictly in accordance with the EIA Notification dated 14.09.2006 and directions issued by MOEF & CC, GOI from time to time in respect of Cases falling into violation category.

The case was taken up in 282<sup>nd</sup> meeting. The PP appeared before the committee to present their case. After discussion, the committee has revealed that the PP has himself applied under violation category and ToR was granted vide letter dated 08.04.2022. Accordingly the PP has submitted damage assessment, remediation plan and natural and community resource augmentation plan (NCRAP) for project and the matter was under appraisal. Now, PP has requested for withdrawal of the Environment Clearance under violation category. In this regard, the recommendation already had been conveyed by SEAC vide its Minutes of 278<sup>th</sup> Meeting



which are again reiterated and the matter is again sent to SEIAA for taking decision on the representation dated 11.10.2023 made by PP.

**282.15 EC for Mixed Land Use Colony Project at Village Sihi, Sector 84, Gurugram Manesar Complex, Haryana by M/s Ganga Global Homes Private Limited**

**Project Proponent : Sh.Sunil Yadav**

**Consultant : Grass Roots Research & Creation India (P) Ltd**

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/445261/2023 dated 21.09.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 503802 dated 08.08.2023.

The case was taken up in 278<sup>th</sup> meeting and recommended to SEIAA for grant of Environment Clearance.

The Proposal was taken up during 169<sup>th</sup> Meeting of SEIAA held on 09.11.2023. The Authority observed as under:

1. Airport Authority of India vide NOC dated 16.05.2023 allowed the Height of the Building upto 150 Meter for the Project and whereas, the Project proponent has proposed Height of the building upto 165 meter and the same has been recommended by the Expert Appraisal Committee. Extra height, will mean more construction & more number of floors leading to larger population, leading to greater pollution load. This mismatching needs clarification and explanation both.
2. Mismatching of details in the Aravali NOC issued by the Deputy Commissioner; observations of SEAC and reply submitted by the Project Proponent; needs clarification

The case was taken up in 282<sup>nd</sup> meeting held on 08.12.2023. The PP submitted the reply of observations raised by SEIAA which is as under:

Sr. No.	Observation	Reply
1.	<p>Airport Authority of India vide NOC dated 16.05.2023 allowed the Height of the building upto 150 Meter for the Project and whereas, the Project proponent has proposed Height of the building upto 165 meter and the same has been recommended by the Expert Appraisal Committee.</p> <p>Extra height, will mean more construction &amp; more number of floors leading to larger population, leading to greater pollution load. This mismatching needs clarification and explanation both.</p>	<p>We would like to inform you that we have inadvertently submitted the earlier obtained AAI NOC dated 16.05.2023.</p> <p>We have also obtained revised NOC from Airport Authority of India for the building height of 195 m vide letter no. NOC/2023/614/2577-80 dated 21.08.2023. copy of the same is attached as <b>Annexure-I</b></p>





2.	Mismatching of details in the Aravali NOC issued by the Deputy Commissioner; observations of SEAC and reply submitted by the Project Proponent; needs clarification.	We have obtained revised Aravali NOC. Same has been attached as <b>Annexure-II</b>
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After due deliberation on the reply as well as supporting documents submitted by the PP, the committee was of the unanimous view that this case be sent to SEIAA and further reiterated the recommendations conveyed vide 278<sup>th</sup> MoM.

**282.16 EC for Affordable Group Housing Colony Project located at Village Nuna Majra, Sector-37, Bahadurgarh, District- Jhajjar, Haryana by M/s HL Residency Pvt Ltd**

**Project Proponent : Sh. Shankul Choudhary**  
**Consultant : Grass Roots Research & Creation India (P) Ltd.**

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/447192/2023 dated 09.10.2023 for obtaining EC under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.188558 dated 11.09.2023.

The case was taken up in 279<sup>th</sup> meeting of SEAC and recommended to SEIAA for grant of EC.

The case was taken up in 169<sup>th</sup> meeting of SEIAA and referred back to SEAC to make appraisal of the project strictly in accordance with the EIA Notification dated 14.09.2006 with justification and appropriate explanation to the issues pointed below:

1. Total Green Area is to be calculated on the Total Plot Area instead of Net Plot Area.
2. Permission of Right of Way (RoW) from the Competent Authority for the use of revenue rasta passing through the project site

The case was taken up in 282<sup>nd</sup> meeting held on 08.12.2023. The PP submitted the reply of observations raised by SEIAA which is as under:

Sr. No.	Observation	Reply
1.	Total Green Area is to be calculated on the Total Plot Area instead of Net Plot Area.	Green Area has been calculated on the Net Plot Area because 4,730.304 sqm has gone under road widening and 30 M green belt from total plot area. <b>Breakup is given below:</b> Total Plot Area (A) = 16,895.598 sqm Area under road widening (B)= 376.350 sqm Area under 30 M Green Belt (C) = 1,280.820 sqm Area under 24 M road widening (D) = 3,073.134 sqm Total Net Plot Area = A – (B + C + D) = 12,165.294 sqm



		Therefore, the total green area is 2,533.361 sqm which is 20.82% of the net plot area i.e. 12,165.294 sqm and 15% of the total plot area i.e. 16,895.598 sqm. Landscape plan is enclosed as <b>Annexure-I</b> . Also, we have obtained building plan approval from DTCP, Haryana vide letter no. ZP-1735/JD(NK)/2023/13904 dated 10.05.2023 and as per the approved plan the total green area is 2,533.361 sqm which is 15.% of the net planned area i.e. 12,165.294 sqm. Copy of the same is enclosed as <b>Annexure-II</b> .
2.	Permission of Right of Way (RoW) from the Competent Authority for the use of revenue rasta passing through the project site.	Permission of Right of Way (RoW) from the Competent Authority for the use of revenue rasta passing through the project site is attached as <b>Annexure-III</b>

After due deliberation on the reply as well as supporting documents submitted by the PP, the committee was of the unanimous view that this case be sent to SEIAA for taking into consideration the reply of PP to their observation and further reiterated the recommendations conveyed vide 279<sup>th</sup> MoM.

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