

**Minutes of the 205<sup>th</sup> Meeting of the State Expert Appraisal Committee (SEAC), Haryana constituted for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006 held on 09.11.2020 & 10.11.2020 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, through Video Conferencing (VC).**

<b>Agenda item No.</b>	<b>Minuting</b>	<b>Correction/To be read as</b>
<b>204.01</b>	<p><b>Sr. No. 7 of table 1</b>  <b>As per Earlier Environmental Clearance-</b>            1,22,934.61 sqm (34.29%) (Excluding residential and N plots)</p> <p><b>Expansion proposed-</b>            12354.330 sqm (39.74%) (Excluding residential and NH plots)</p> <p><b>Total after expansion-</b>            1,35,288.94 sqm (34.77%) (Excluding residential and NH plot)</p>	<p>25.03 % including residential plots</p> <p>25.02% including residential plots</p> <p>24.94% including residential plots</p>

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Secretary to give brief background of this meeting. The minutes of the 203<sup>rd</sup> and 204<sup>th</sup> Meeting were discussed and approved without any modification. In this meeting 19 numbers of projects received from SEAC were taken up for scoping, appraisal and grading as per agenda circulated.

In the wake of recent crises of COVID-19, lockdown situation, Committee took a decision to scope and appraises the EC cases as per the guidelines issued by MoEF&CC from time to time by video conferencing. It was decided that before the commencement of online video conferencing the agenda is required to be mailed beforehand. Accordingly the agenda of the present meeting was mailed to SEAC members in advance and a video conference meeting was organized in this regard on 09.11.2020 and 10.11.2020.

The 205<sup>th</sup> meeting of SEAC Haryana was held online by video conferencing on 09.11.2020 and 10.11.2020 and following members joined the meeting:

<b>Sr. No.</b>	<b>Name</b>	<b>Designation</b>
1.	Dr. Surinder Kumar Mehta	Member
2.	Shri Anil Kumar Mehta	Member
3.	Shri Raj Kumar Sapra,	Member
4.	Dr. Mehar Chand	Member
5.	Dr. S. N. Mishra	Member
6.	Ar. Hitender Singh	Member
7.	Shri Prabhakar Verma	Member
8.	Dr. Vivek Saxena	Member
9.	Dr. R. K. Chauhan, Joint Director, Environment & Climate Change Department, Haryana	Secretary

**205.01 EC for Expansion cum Modification of Maharishi Markandeshwar University at Village Sadopur, Ambala, Haryana by M/s Maharishi Markandeshwar University Trust**

**Project Proponent** : Mr. Sanjeev Kumar  
**Consultant** : Vardan EnviroNet

The project was submitted to the SEIAA, Haryana vide online proposal no SIA/HR/MIS/179730/2020 dated 23.10.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in the 205th meeting of the SEAC held on 09.11.2020. The PP presented the case before the committee.

- The proposed project is Expansion cum modification of Maharishi Markandeshwar University. Project is located at Village- Sadopur, Ambala, Haryana and will be developed by M/s Maharishi Markandeshwar University Trust.
- The project has already been granted Environment Clearance vide letter number SEIAA/HR/2014/1381 dated 07.11.2014 for the plot area of 1,25,656.94 m<sup>2</sup> (31.05 Acres) and built up area of 51,985.94m<sup>2</sup> for the development of Maharishi Markandeshwar University.
- Now, CLU has been granted by Directorate of Town and Country Planning (DTCP) for the total land of 1,25,656.94 m<sup>2</sup> (31.05 Acres) to M/s Maharishi Markandeshwar University Trust for construction of institutional building for Medical college, engineering college and International Public School vide letter no. A-517-JD (B)-2008/181 dated 08.01.2009.
- The project is the Expansion cum modification of Maharishi Markandeshwar University which will include: • Medical/Dental College • International Public School • Institutional Building
- As proposed project involves Medical/dental college, chemicals will be used. The chemicals within threshold limit will be stored properly as per MHISC rules. If any permission required shall be taken.
- 150 Local laborers from nearby area will be employed during the construction phase. In the operation phase, there will be an influx of 3985 persons in the form of patients, staff, residents, employee & visitors.
- Apart from having an Environmental Management Plan, it also to have a permanent organizational set up charged with the task of ensuring its effective implementation of mitigation measures and to conduct environmental monitoring.
- No wildlife Sanctuary falls within 10 km from the project area.

**Status of Construction:**

Existing phase of project is in operation phase & OC has been obtained.

S. No.	Description	Pocket Wise % Work Done				
		Block-A	Block-B	Block-C	Arch. Block	School Building
1.	Sewer System	100	100	100	100	100
2.	Drainage System	100	100	100	100	100
3.	Flushing System	100	100	100	100	100
4.	Water Supply System	100	100	100	100	100
5.	Electrical Light Poles	100	100	100	100	100
6.	STP-300KLD	100	100	100	100	100
7.	Landscape Works	100	100	100	100	100

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

Name of the Project: "Expansion cum Modification of Maharishi Markandeshwar University" at Village Sadopur, Dist. Ambala, Haryana by M/s Maharishi Markandeshwar Trust					
Sr. No.	Particulars	Existing as per EC	Constructed Area	Expansion cum Modification	Total Area (in m <sup>2</sup> )
	Online Project Proposal Number	SIA/HR/MIS/179730/2020			
1.	Latitude	30° 25' 36.832" N			
2.	Longitude	76° 46' 25.686" E			
3.	Plot Area	1,25,656.94 (31.05 Acres)	1,25,656.94 (31.05 Acres)	--	1,25,656.94 (31.05 Acres)
4.	Net Plot Area	1,25,656.94 (31.05 Acres)	1,25,656.94 (31.05 Acres)	--	1,25,656.94 (31.05 Acres)
5.	Proposed Ground Coverage	13,402.47 (10.666 %)	13,402.47 (10.666 %)	13,633.43 (10.849%)	27,035.9 (21.516 %)
6.	Proposed FAR	--	51,582.35	86,207.68	1,37,790.03 (1.097 %)
7.	Non FAR Area	--	249.6	6,998.2	7,247.8
8.	Total Built Up area	51,985.94	51,831.95	93,205.88	1,45,037.83
9.	Total Green Area with Percentage	38,456.05 (30.604%)	--	3,010.74	41,466.79 (33%)
10.	Rain Water Harvesting Pits	15	--	--	15
11.	STP Capacity	300 KLD	--	STP-400 KLD	STP-700 KLD
12.	ETP Capacity			50 KLD	50 KLD
13.	Organic Waste Converter	--	--	--	Total 02 nos. of OWC of capacity 1,350 (1×1250+1×100) Kg/day.
14.	Maximum Height of the Building (m)	14.6 m	--	32.1 m	32.1 m
15.	Power Requirement	246 KVA	--	--	1,101.6 KW
16.	Power Backup	1 DG sets of 300 KVA	--	3 nos.(2 nos. 1500 kVA & 1 nos. 750 kVA)	3 nos.(2 nos. 1500 kVA & 1 nos. 750 kVA)
17.	Total Water Requirement	245 KLD	--	825 KLD	1,070 KLD
18.	Domestic Water Requirement	--	--	--	496 KLD
19.	Fresh Water Requirement	--	--	--	496 KLD
20.	Treated Water	--	--	--	574 KLD
21.	Waste Water Generated	--	--	--	638 KLD
22.	Solid Waste Generated	679 Kg/day	--	1,126 Kg/day	1,805 Kg/day
23.	Biodegradable Waste	--	--	--	1,083 KLD
24.	Basement	--	--	--	1 Nos.
25.	R+U Value of Material used (Glass)	--	--	--	U Value-5.5 w/m <sup>2</sup> K
26.	Total Cost of the project:	i) Land Cost	--	--	1.29 Cr.
		ii) Construction Cost	--	--	140 Cr.
27.	EMP Cost/Budget	Capital Cost 132 lacs	--	--	Construction Phase: Capital Cost- 12 lacs Recurring Cost- 45 lacs Operation Phase: Capital Cost- 150 lacs Recurring Cost-

					270 lacs
28.	Incremental Load in respect of:	PM 2.5			0.0130 ug/m3
		PM 10			0.0332 ug/m3
		SO <sub>2</sub>			1.1200 ug/m3
		NO <sub>2</sub>			0.9770 ug/m3
29.	Construction Phase:	Power Back-up	--	--	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		Water Requirement & Source	--	--	Fresh water – 10 KLD for drinking & sanitation.  Treated wastewater 30 KLD for construction  Source: Fresh water – HSVP Construction Water – treated wastewater from operational project
		STP (Modular)	--	--	One(10 KLD)
		Anti-Smog Gun	--	--	As per NGT orders 1 antismog gun will be provided in the project area

#### **Existing Phase -EMP Budget**

Description	Capital Cost (Lakhs)	Expense done (2014 to till now)
Water for Dust suppression	0	2
Waste water Management (Mobile Toilets etc.)	0	3.0
Waste Water Management (STP)	32	144
Solid Waste Management	0	14.4
Monitoring for Air, Water, Noise & Soil	0	6
Rain water Harvesting	20	36
Green Belt Development	80	360
<b>Total</b>	<b>132</b>	<b>565.4</b>

**Expansion Phase-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 5 Year)
Garbage & Debris disposal	2	10	Solid Waste Management	50	10
Waste Water Management	1	10	Waste Water Management (STP)	45	120
Air, Noise, Soil, Water Monitoring	0	5	Waste Water Management (ETP)	10	60
Rain Water Harvesting	0	0	Monitoring for Air, Water, Noise & Soil	0	5
Green Belt Development	4	5	Rain Water Harvesting	0	10
PPE for workers & Health Care	1	5	Green Belt Development	5	50
Medical facilities & Others	4	10	Energy saving	40	15
<b>Total</b>	<b>12</b>	<b>45</b>		<b>150</b>	<b>270</b>

The discussion was held on Green Plan, STP Details, CER, RWH, ECBC, testing report of soil, Traffic Circulation Plan, Dual Plumbing Plan, Green Area, Existing trees , cutting of trees and certain observations were raised which were replied by the PP vide letter dated 09.11.2020 . The PP submitted the Affidavit-cum-undertaking that

- That norms of NMC (NATIONAL MEDICAL COUNCIL) 2020 will be incorporated during construction of Hospital Building.
- They will tie-up with authorized vender for all type of waste generated at site such as E-waste, Bio medical waste, solid waste and radioactive waste.
- They will take prior permission from BARC (Bhabha Atomic Research Center) before using any radioactive substance.
- They will provide separate lines for rain water and ETP water collection
- They will convert existing RWH pits structure (as per previous EC) in rain water storage tanks.
- They will provide ECS (Equivalent car space) as per approved Building Plan.

After detailed deliberations the Committee rated this project with **“Gold Rating”** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on MBBR Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The 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.

4. 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.
5. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
6. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
7. 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 41,466.79 (33%) shall be provided for Green Area development for whole project.
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
11. The PP shall not carry any construction above or below the Revenue Rasta.
12. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
13. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO<sub>2</sub> load by 30% if HSD is used by installing wet scrubbers/ other Air Pollution Control Measures (APCM).
14. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
15. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
16. 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.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. 15 Rain water harvesting recharge pits for ground water recharging as per the CGWB norms.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 15 RWH pits.
20. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.

21. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
22. The PP shall provide the mechanical ladder for use in case of emergency.
23. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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

**I Air Quality Monitoring and Preservation**

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

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

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

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge



is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

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

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

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

### **IV Energy Conservation Measures**

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

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

## **V Waste Management**

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

## **VI Green Cover**

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

document.

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

## **VII Transport**

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

## **VIII Human Health Issues**

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

## **IX Corporate Environment Responsibility**

- i. The project proponent shall comply with the provisions regarding Corporate Environment Responsibility 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.

**205.02            TOR for proposed project for Manufacturing of Formaldehyde 40 M.T. per day at village Bhagwanpur, Kharwan Road, tehsil Jagadhri, Yamuna Nagar, Haryana by M/s Chemwood Industries.**

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

The project was submitted to the SEIAA vide online proposal no. SIA/HR/IND2/56128/2020 dated 04.09.2020 as per check list approved by the SEIAA/SEAC for approval of TOR under category 5(f) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 14.10.2020 but the PP requested vide letter dated 21.10.2020 for the deferment of the case which was considered and acceded by the SEAC.

Then the case was taken up in 205<sup>th</sup> meeting of SEAC Haryana held on 09.11.2020 but the PP requested vide letter dated for the deferment of the case which was considered and acceded by the SEAC.

**205.03            EC for Expansion with Modernization of Group Housing Colony at Sector 33, Village Dhunela, Tehsil Sohna, District Gurugram, Haryana by M/s Godrej Highview LLP.**

**Project Proponent                               : Mr. Rahul Soni**  
**Consultant   : Perfact Enviro Solutions Pvt. Ltd**

The project was submitted to the SEIAA, Haryana vide online proposal no SIA/HR/MIS/54497/2020 dated 23.10.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The TOR was granted to the project on 20.05.2020. Thereafter, the PP submitted the EIA/EMP report.

The case was taken up in 205<sup>th</sup> meeting of SEAC Haryana held on 09.11.2020. The PP presented the case before the committee.

- The Proposed project is for EC for Expansion with Modernization of Group Housing Colony at Sector 33, Village Dhunela, Tehsil Sohna, District Gurugram, Haryana by M/s Godrej Highview LLP.
- The TOR was granted to the project on 20.05.2020
- The Earlier EC was granted to the project vide letter no. SEIAA/HR/2017/885 on 29.12.2017 for an plot area 75854.156sqm in the name of M/s Aum Shri Hotels and Resorts Pvt. Ltd( Formaly Three C properties Pvt. Ltd.)
- CTE has been granted in the name of M/s Aum Shri Hotels and Resorts Pvt. Ltd the project by HSPCB vide letter dated 05.02.2018
- The License no. 1 of 2014 of an area measuring 18.744acres has been granted in the name of M/s Godrej Highview LLP vide letter dated 07.02.2020 which is valid upto 02.01.2025.
- The Project falls under Master plan of Gurugram 2031.
- No Wildlife Sanctuary falls within 10 kms from the Project site

## Construction Status

Tower		Total No. of Floors	Constructed No. of Floors	Total FAR (m <sup>2</sup> )	Construct-ed FAR (m <sup>2</sup> )	Total Non FAR (m <sup>2</sup> )	Constructed Non FAR (m <sup>2</sup> )	Basement Area (m <sup>2</sup> )	STP	RWH pits	Green Area			
Old Nomenclature	New Nomenclature													
Block A1	Tower J	S+22	17	9044.83	6406.75	1246.89	883.22	3545	Civil construction of STP area started	Not installed yet	Approximately 200 trees exists at site including the transplanted & newly planted trees within the project site.			
Block A2	Tower H	S+22	19	9044.83	7160.49	1246.89	987.12							
Block A3	Tower G	S+22	19	9044.83	7160.49	1246.89	987.12							
Block B1	Removed from planning													
Block B2														
Block B3														
Block B4														
Block B5	Tower E	S+22	20	9076.51	7563.76	1246.89	1039.08							
Block B6	Tower F	S+22	5	9076.51	1890.94	1246.89	259.77							
Block C1	Removed from planning													
Block C2														
Block C3	Tower 3	S+21/2 4	19	9278.55	6780.48	1456.02	1064.01							
Block C4	Tower 4	S+21/2 4	12	9278.55	4282.41	1456.02	672.01							
Conv. Shopping		G	0	356.19	0	-	-							
Comm. /club house		G+1	0	1279.24	0	57.544	0							
EWS		G+6	0	4378.47	0	58.681	0							
<b>TOTAL</b>					<b>41245.31</b>		<b>5892.34</b>	<b>3545</b>						
<b>TOTAL BUILT UP DEVELOPED</b>				<b>50682.65 (m<sup>2</sup>)</b>										

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

<b>Name of the Project: "Expansion With Modernization Of Group Housing Colony" located at Sector- 33 Village Dhunela Tehsil Sohna District Gurgaon State Haryana by M/s Godrej Highview LLP.</b>					
<b>Sr. No.</b>	<b>Particulars</b>	<b>Unit</b>	<b>As per Environmental Clearance granted 29.12.2017</b>	<b>Proposed</b>	<b>Total After Expansion</b>
	<b>Online Project Proposal Number</b>	SIA/HR/MIS/54497/2020			
1	Latitude	28°16'47.42" N			
2	Longitude	77° 4'8.07"E			
3	Plot Area	m <sup>2</sup>	75,854.156		
4	Net Plot Area	m <sup>2</sup>	71,295.38		
5	Proposed Ground Coverage	m <sup>2</sup>	9,670.777	2,223.072	11,893.849 (16.7% of development area)
6	Proposed FAR	m <sup>2</sup>	1,24,721.623	-104.369	1,24,617.254
7	Free from FAR	m <sup>2</sup>	4,764.04	-	4,764.04
8	Non FAR Area	m <sup>2</sup>	29,682.73	24,112.99	53,795.72
9	Basement area	m <sup>2</sup>	47,351.88	-5030.76	42,321.11
10	Total Built Up area	m <sup>2</sup>	2,06,520.27	18,977.86	2,25,498.13
11	Total Green Area with Percentage	m <sup>2</sup>	22,814.55	-	22,814.52 (32.0%)
12	Rain Water Harvesting Pits	Nos.	18	-	18
13	STP Capacity	KLD	1100	-	1100
14	Total Parking	ECS	1930	-280	1650
15	Organic Waste Converter	No	---		2 OWC of Model no RN -1250
16	Maximum Height of the Building	m	80.6	-	80.6
17	Power Requirement	KW	4600	600	5200
18	Power Backup	KVA	3x1500 kVA and 1x500 kVA	-	3x1500 kVA and 1x500 kVA
19	Total Water Requirement	KLD	731	7	738
20	Domestic Water Requirement	KLD	381	62	443
21	Fresh Water Requirement	KLD	381	62	443
22	Treated Water	KLD	476	8	484
23	Waste Water Generated	KLD	503	6	509
24	Solid Waste Generated	kg/day	3043	447	3490
25	Biodegradable Waste	kg/day	2130	-21	2109
26	Number of Towers	Nos	13+ EWS	-1	12+ EWS

27	Dwelling Units/EWS	Nos	Dwelling Units- 1068 EWS Units- 189 Servant unit-108	Dwelling Units- 26 EWS Units-6 Servant unit-3	Dwelling Units- 1094 EWS Units- 195 Servant unit-111
28	Basement	Nos	1	1	1
29	Community Center	Nos	Community Building- 1 Convenient Shopping- 1 Mini Theatre-0 Primary School-1 Nursery School-1	Community Building- 0 Convenient Shopping- 0 Mini Theatre-1 Primary School-0 Nursery School-0	Community Building- 1 Convenient Shopping- 1 Mini Theatre-1 Primary School-1 Nursery School-1
30	Stories	-	G+24	G+24	G+24
31	R+U Value of Material used (Glass)	-	-	-	R-1.05 (in .ft <sup>2</sup> F. hr/Btu) U= 0.95 (in Btu/hr ft <sup>2</sup> F) (glass)
32	Total Cost of the project:	Rs in crore	-	-	568.3
33	CER/Social activities (included in EMP cost)	Rs in lakhs	41 lakhs	41 lakhs	82 lakhs
34	EMP Cost/Budget		-		Capital cost- Rs 6.72 Cr Recurring cost- Rs 35.5 lakhs/year
35	Incremental Load in respect of:		-	PM <sub>2.5</sub>	0.429 µg/m <sup>3</sup>
			-	PM <sub>10</sub>	1.06 µg/m <sup>3</sup>
			-	SO <sub>2</sub>	0.211 µg/m <sup>3</sup>
			-	NO <sub>2</sub>	1.92 µg/m <sup>3</sup>
			-	CO	0.006 µg/m <sup>3</sup>
36	Construction Phase:	kVA	i) Power Back-up		2x125 kVA, 1x 100 kVA and 1x 62.5 kVA
			ii) Water Requirement & Source		Source of water- tanker water supplier (for labours) and STP/HUDA tanker supplier (for construction purpose) Water requirement-12 KLD (for domestic use- 7 KLD & for construction activities- 5 KLD)
			iii) STP (Modular)		1
			iv) Anti-Smog Gun		As per NGT orders 1 antismog gun will be provided in the project area



## Cost on Environment Management Plan

### CAPITAL EXPENDITURE:

S. No	Description	Existing Capital Cost (in Crores)	Proposed Capital Cost (In Crores)	Total Capital Cost after Expansion with modernization (Rs. In Crores)
1	Landscaping	0.1	2.90	3
2	Water Management (STP)	-	1.30	1.30
3	Rain Water Harvesting	-	0.66	0.66
4	Air Pollution control (DG stacks)	-	0.7	0.7
5	Anti-Smog Gun	0.06	-	0.06
6	Social activities	0.02	0.80	0.82
7	Solid Waste Management (OWC)	-	0.18	0.18
<b>Total</b>		0.18 Cr	6.54 Cr	<b>6.72 Cr</b>

### RECURRING EXPENDITURE:-

S. No.	Description	Recurring Cost (in Lacs/year)
1	Landscaping	20
2	Water Management (STP)	4
3	Water Management (RWH)	3
4	Air Management (DG Stack & Acoustic Treatment)	1
5	Solid Waste Management (OWC)	4
6	Environmental Monitoring	1.5
7	Miscellaneous	2
	<b>Total</b>	<b>35.5 Lacs/Year</b>

The discussion was held on CSR Details, EMP Budget, status of construction, Revised RWH, legible plans, CER, certified compliance report and certain observations were raised which were replied by the PP vide letter dated 10.11.2020.

After detailed deliberations the Committee rated this project with **“Gold Rating”** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

#### A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.

3. The PP shall take prior permission from competent Authority for cutting/re-transplantation of existing trees
4. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. 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 22,814.52 (32.0% of development area) shall be provided for Green Area development for whole project.
10. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
11. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So<sub>2</sub> load by 30% if HSD is used.
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
19. 18 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.

20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 18 RWH pits.
21. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
22. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23. The PP shall provide the mechanical ladder for use in case of emergency.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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

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

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

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

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

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

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

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

per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.

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

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

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

### **IV Energy Conservation Measures**

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

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

## **V Waste Management**

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

## **VI Green Cover**

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

plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

## **VII Transport**

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

## **VIII Human Health Issues**

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

## **IX Corporate Environment Responsibility**

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide

F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility for existing part and shall comply with as applicable, regarding Corporate Environment Responsibility for expansion part.

- 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.

- 205.04**
- a) **EC for Revision & Expansion of Affordable Group Housing Colony “Happy Homes Exclusive” Revenue estate of Village Budena, Sector-86, Faridabad, Haryana by M/s Adore Realtech Pvt Ltd**
  - b) **EC for Revision & Expansion of Affordable Group Housing Colony located at Revenue estate of Village Budena, Sector-86, Faridabad, Haryana M/s Adore Realtech Pvt Ltd**

**Project Proponent : Mr. Jitesh Gupta**  
**Consultant : M/s Aplinka Solutions & Technologies Pvt. Ltd**  
 Representative: (Mr. Darpan Bajaj and Mr. Ashish Rana)

The project was submitted to the SEIAA, Haryana vide online proposal no SIA/HR/NCP/37064/2019 and SIA/HR/MIS/51565/2019 (for EC) dated 02.11.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The ToR was granted to the project on 20.12.2019.

The case was taken up in 205<sup>th</sup> meeting of SEAC Haryana held on 09.11.2020. The PP presented the case before the committee.

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

- The project is a Revision & Expansion of Affordable Group Housing Colony “Happy Homes Exclusive” located in Revenue estate of Village Budena, Sector-86, District Faridabad, Haryana.
- The project has already been accorded the Environmental Clearance from SEIAA, Haryana vide letter no. SEIAA/HR/2016/392 dated 20.05.2016 for 5 acres of land (Phase I).
- The project was then applied for Environmental Clearance for Revision & Expansion of Affordable Group Housing Colony was obtained on additional 4.125 acres (total 9.125 acres) of the plot area (Phase II) from SEIAA, Haryana, vide letter no. SEIAA/HR/2018/158 dated 08.03.2018.
- Now, the project. is for the Revision & Expansion of Affordable group Housing Colony due to addition of 3.859 acres land which consists of additional 09 Residential Towers which that are Tower 21-29 (Phase III), Commercial Block (G+4), Community Hall, Aaganwadi cum Creche area, well planned internal road, parking facilities, energy conservation measures, rainwater harvesting measures, and sufficient green area aesthetics. As a result of the Revision & Expansion of Affordable Group Housing Colony, the total ground coverage increases from 10,357.61 sq.m. to 12,872.02 sq. m. and FAR from 82235.75 to 1,20,369.83 sqm ,

while the total built up area from 1,07,441.94 sq.m to 1,93,536.75 sq.m.

- The License no 108/2014 was issued by DTCP for 5.00 acre which is valid upto 13.08.2019. The another license no 29/2016 issued by DTCP for an area 4.125 acre valid upto 26-12.2021
- The project site lies in the Residential Zone as per the Faridabad Draft Development Plan -2031.
- TOR was issued by SEIAA vide letter dated 20.12.2019
- Collaboration agreement between Kaptan Singh and Adore Realtech Pvt. Ltd has been submitted by PP.
- Baseline Environmental Monitoring has been conducted from March–May, 2019
- Solar panels of capacity 322 kW (approx. 3% of the power requirement) are proposed to be installed in the Affordable Group Housing. The solar panels are proposed to be installed on the roof-top of Tower T-16,17,18,20,25,26,28,29 .
- As per the previous EC, total built up to be achieved is 107441.94 sq. m. Out of this, phase 1 has been constructed and phase 2 is under construction.
- No existing trees are present at the site. A green area of 11000 sq.m. has been proposed for the complete project. About 330 no. of trees, shrubs and herbs have been planted in then existing part of project.
- Barricading wil be done 1/3rd of building height. As the building height increases, the height of wall shall also be increased up to 10m. .Even Barricading of 3m height will be provided at areas within site to separate existing building from proposed construction site.
- All the DG sets on site shall be centralized and shall be closed acoustic type. Stacks height of DG sets shall be maintained above the roof top of highest building.
- Ventilation shall be provided with 4 to 6 air changes in order to circulate air in basement and provision of multiple shafts shall be provided to decentralize the polluted air sources.
- Two tier green belt shall be made along the boundary wall to reduce the impact of air pollution from air coming from outside boundary and inside air shall be restricted inside only. .Species which act as air purifiers and ornamental shall be preferred.
- Internal roads shall be maintained so that no fugitive dust emission shall be there. Landscaping shall be done properly so that no dust emission shall be there. All the pavers shall be surrounded with grass.
- Sweeping of roads and paved areas shall be either by vacuum or after sprinkling some water on roads.
- DG set will be housed in a suitable acoustic enclosure so that noise level at a distance of 1 m does not exceed 75 dB(A) as per CPCB standards or in meeting the local standard (whichever is higher). Ultralow sulphur diesel shall be used in DG set.
- Drip irrigation system shall be used for the lawns and other green area. Drip irrigation can save 15-40% of the water, compared with other watering techniques.
- Assembling Points will be earmarked in the project area for safe gathering in case of any emergency as per National Building Code.
- Asola Wild Life Sanctuary: Approx. 10.0 km NW 2- Shikargarh RF: Approx. 9.9 km- NE 3- Rajpur RF: Approx8.2 km- NE 4- Dense Babul: Approx. 4.7 km – NE Yamuna River: Approx. 7.4 km- NE6- Bhuriya Nala: Approx4.5 km- N 7- Mewai Drain: Approx. 4.1 km- N 8-Barkhal Lake: Approx. 4.2 km- NW9- Agra Canal: Approx. 1 km- W 10- Gurgaon Canal: Approx. 4.6 km- SW

**Table1: Construction Status**

Sr. No.	PHASE I		PHASE II		PHASE III	
	Tower No.	Construction Status	Tower No.	Construction Status	Tower No.	Construction Status
1.	Tower 1	Operation Phase	Tower 11	Construction Completed	Tower 21	Not started
2.	Tower 2	Operation Phase	Tower 12	Construction Completed	Tower 22	Not started
3.	Tower 3	Operation Phase	Tower 13	Construction Completed	Tower 23	Not started
4.	Tower 4	Operation Phase	Tower 14	Construction Completed	Tower 24	Not started
5.	Tower 5	Operation Phase	Tower 15	Construction Completed	Tower 25	Not started
6.	Tower 6	Operation Phase	Tower 16	Construction Completed	Tower 26	Not started
7.	Tower 7	Operation Phase	Tower 17	Construction Completed	Tower 27	Not started
8.	Tower 8	Operation Phase	Tower 18	Construction Completed	Tower 28	Not started
9.	Tower 9	Operation Phase	Tower 19	Construction Completed	Tower 29	Not started
10.	Tower 10	Operation Phase	Tower 20	Construction Completed	Commercial Block	Not started
11.	Commercial Block	Operation Phase			Community Hall	Not started
12.					Aanganwadi/Creche	Not started

**Table 2:**

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

<b>Name of the Project: Revision and Expansion of Affordable Group Housing Colony "Happy Homes Exclusive" located at Village Budena, Sector 86, Faridabad, Haryana by M/s Adore Realtech Pvt. Ltd.</b>				
Sr. No.	Particulars	Existing Approved	Expansion	Total Area (in m <sup>2</sup> )
	<b>Online Project Proposal Number</b>	SIA/HR/MIS/51565/2019		
1.	Latitude	28°24'0.02"N	28°23'53.92"N	28°23'53.92"N
2.	Longitude	77°20'49.17"E	77°20'50.29"E	77°20'50.29"E
3.	Plot Area	36,927.51 sqm	15,619.44 sqm	52,546.95 sqm
4.	Ground Coverage	10,357.61sqm	2,514.41 sqm	12,872.02 sqm
5.	FAR	82,235.75 sqm	38,134.08 sqm	1,20,369.83 sqm
6.	Non FAR Area	25,206.19 sqm	47,960.73 sqm	73,166.92 sqm
7.	Total Built Up area	1,07,441.94 sqm	86,094.81 sqm	1,93,536.75 sqm
8.	Total Green Area with Percentage	7379.99 sqm (@20.0% of plot area)	3620.01 sqm (@23.17% of plot area)	11,000 sqm 20.94 % of total plot area)
9.	Rain Water Harvesting Pits	12 (single bore)	3 (dual bore)	15
10.	STP Capacity	600 KLD	300 KLD	900 KLD (in addition to it, STP of capacity 300 KLD will be kept on standby)
11.	Total Parking	670 ECS and 1335 ESS	70 ECS and 545 ESS	940 ECS and 1880 ESS
12.	Organic Waste Converter	1	1	2
13.	Maximum Height of the Building	44.98 m	75 m	75 m
14.	Power Requirement	5782.77 kW	4,944.67 kW	10727.44 kW
15.	Power Backup ( DG sets)	2 x 750 KVA + 1 x 600 KVA	2 X 1010 kVA	2 X 1010 kVA + 2 x 750 KVA + 1 x 600 KVA

16.	Total Water Requirement	627 KLD	497 KLD	1124 KLD	
17.	Domestic Water Requirement	437 KLD	270 KLD	707 KLD	
18.	Fresh Water Requirement	437 KLD	270 KLD	707 KLD	
19.	Treated Water	190 KLD	228 KLD	418 KLD	
20.	Waste Water Generated	499 KLD	407 KLD	906 KLD	
21.	Solid Waste Generated	3451.19 Kg/day	2,495.88 Kg/day	5947.07 Kg/day	
22.	Biodegradable Waste	2,070.714 kg/day	1,548.286 kg/day	3619.00 kg/day	
23.	Number of Towers	T1-T20, Aanganwadi (Creche, Community Hall Commercial Block)	T21-T29 Aanganwadi (Creche, Community Hall Commercial Block)	29 residential Tower Aanganwadi (Creche, Community Hall Commercial Block)	
24.	Dwelling Units	1335	540	1875	
25.	Salable Units	1335	540	1875	
26.	Basement	7540 sqm	4460 sqm	12000 sqm	
27.	Community Center	1	1	2 + 1 COMMUNITY SHOP	
28.	Stories	T1 - S +11 T2,3,9 - S+12 T 4,7,8,10 -S+10 T 5- S+7 T6 - S+8 T12,13,15,16,17,19 - S+14 T11,18,20 - S+14/8 T14 - S+14/9 Commercial - g+4	T - 21,22,23,24,25,27,29 - S+14 T26- S+18 T28- S+19	T1 - <b>S+11</b> T2,3,9 - <b>S+12</b> T4,7,8,10 - <b>S+10</b> T5 - <b>S+7</b> T6- <b>S+8</b> T12,13,15,16,17,19,21,22,23,24,25,27,29 - <b>S+14</b> T26- <b>S+18</b> T28- <b>S+19</b> T11,18,20- <b>S+14/8</b> T14 - <b>S+14/9</b> Commercial - g+4	
29.	R+U Value of Material used (Glass)	Roof U value = 0.673 W/sqm K External wall - 1.83 W/sqm K Fenestration - U value - 5.67 W/sqm K R value - 0.9	Roof U value = 0.673 W/sqm K External wall - 1.83 W/sqm K Fenestration - U value - 5.67 W/sqm K R value - 0.9	Roof U value = 0.673 W/sqm K External wall - 1.83 W/sqm K Fenestration - U value - 5.67 W/sqm K R value - 0.9	
30.					
31.	Total Cost of the project:	i) Land Cost	80	33	113
		ii) Construction Cost	186.06	66.94	253
32.	EMP Cost/Budget	2.16 Crore ( 1.83 Capital + 0.33 Recurring)	2.02 Crore(1.91 Capital +0.11 Recurring)	4.18 Crore	
33.	Incremental Load in respect of	i) PM 2.5	0.73 µg/m <sup>3</sup>	0.077 µg/m <sup>3</sup>	0.807 µg/m <sup>3</sup>
		ii) PM 10	0.73 µg/m <sup>3</sup>	0.077µg/m <sup>3</sup>	0.807 µg/m <sup>3</sup>
		iii) SO <sub>2</sub>	2.74 µg/m <sup>3</sup>	0.259 µg/m <sup>3</sup>	2.999 µg/m <sup>3</sup>

		iv) NO <sub>2</sub>	2.25 µg/m <sup>3</sup>	0.121 µg/m <sup>3</sup>	2.371 µg/m <sup>3</sup>
		v) CO	0.85 µg/m <sup>3</sup>	0.131 µg/m <sup>3</sup>	0.881 µg/m <sup>3</sup>
34.	Construction Phase:	i) Power Back-up	125 kva	125 kva	250 kva
		ii) Water Requirement & Source	50 KLD Source: treated water from nearby STP.	50 KLD Source: treated water from the STP of the operational part	100 KLD Source: treated water from the nearby STP and in house STP of the operational part.
		iii) STP (Modular)			01
		iv) Anti-Smog Gun	As per NGT orders 1 antismog gun will be provided in the project area		

**Table 3: ENVIRONMENT MANAGEMENT PLAN EXPANSION PHASE**

S. No.	Activities	Total cost (in lac)
1	Install the aqua guard and water filtration machines in Village Budena & Separate Toilet for boys and girls in schools in Sector 81, 85 and Village Budena	17.5
2	Road construction and maintenance in Village Budena and in Sector 81	46.04
3	Wildlife Conservation	6.0
4	Tree Plantation on common land in Village Budena	10.46
<b>Total EMP Cost</b>		<b>80.02</b>

EMP budget for inside the project boundary are as follows:

S. No.	Components	Capital Cost (in lakhs) upto Validity of EC (7 years)
1	EMP cost of Construction phase (green net, tarpaulin to cover the construction material)	15
2	Tractors/Tanker cost for Water sprinkling for dust suppression	18
3	Wheel wash arrangement during construction phase	4
4	Anti-Smog Gun	8
5	Green Plantation	20
6	Sanitation for labour	20
7	Environmental Monitoring and six monthly compliances	15
8	STP/WTP for utilization of water	15
9	Solid waste Management	5
10	<b>Total</b>	<b>120</b>

**Total EMP budget**

S. No.	Particular	Total Cost in Crores
1.	EMP budget for nearby area/ outside the project boundary	0.82
2.	EMP budget for inside the project boundary	1.2
	<b>Total</b>	<b>2.02</b>

The PP intimated the committee that they have inadvertently uploaded and submitted two proposals for the same project and it is requested to withdraw first proposal submitted by online vide SIA/HR/NCP/37064/2019 and consider the second proposal SIA/HR/MIS/51565/2019 for EC, for which documents have been submitted and circulated. The request of PP was considered and allowed to withdraw first proposal and appraised the second proposal. The discussion was held on Sun simulation, AAI Height, revised soil reports, wildlife conservation plan, revised water details, ECBC, Traffic study Building plan, Zoning plan, license, land details, STP, RWH, Traffic circulation plan, Geo Technical study, levels with drain no. 8, Green Plan, air simulation studies and certain observations were raised which were replied by the PP vide letter dated 10.11.2020. The PP submitted that Rs.6 Lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.

The PP submitted the affidavit that

- The DG sets to be installed for the proposed expansion will retrofit the emission control equipments to capture the maximum emission of Particular Matter

After detailed deliberations the Committee decided following

- a) Proposal No. SIA/HR/NCP/37064/2019 shall be recommended to SEIAA for withdrawal as applicable inadvertible.
- b) Rated the project submitted vide online application SIA/HR/MIS/51565/2019 with **“Gold Rating”** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
4. The PP shall spent Rs.6 lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan.
5. The PP shall take measures for reducing the pollution in the nearby village through EMP
6. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated

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

8. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
9. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 11,000 sqm (20.94 % of total plot area) shall be provided for Green Area development for whole project.
11. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
12. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
13. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by 30% if HSD is used.
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 project.
20. 3 Rain water harvesting recharge pits shall be proposed in addition to 12 already provided pit for ground water recharging as per the CGWB norms.
21. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 15 RWH pits.
22. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. The PP shall provide the mechanical ladder for use in case of emergency.
25. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

## B. Statutory Compliance:

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

## I Air Quality Monitoring and Preservation

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



construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

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

## II Water Quality Monitoring and Preservation

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

and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

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

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

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

### **IV Energy Conservation Measures**

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

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

## **V Waste Management**

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

## **VI Green Cover**

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

and reapplied during plantation of the proposed vegetation on site.

## **VII Transport**

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

## **VIII Human Health Issues**

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

## **IX Corporate Environment Responsibility**

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility for existing part and shall comply with as applicable, regarding Corporate Environment Responsibility for expansion part.
- 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.

**205.05 EC for Group Housing Project at Khasra No. 361/1/1, 355/1, 363, 362/2 and 319/2, Islampur, Gurugram, Sector-33, Gurugram Manesar Urban Complex, Haryana by M/s Primoris Realtors LLP,**

**Project Proponent : Not present**  
**Consultant : Not present**

The project was submitted to the SEIAA, Haryana vide online proposal no SIA/HR/MIS/150751/2020 dated 05.10.2020. The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 204<sup>th</sup> meeting of SEAC Haryana held on 30.08.2020. the Discussion was held on revised RWH, revised water balance, basement soil, AAI, distance of wildlife sanctuary from the project area, stilt parking, revised EMP, MBBR Hydraulic design, Aravali NOC, Air simulation model, traffic study, no. of existing trees etc. and certain observations were raised as following:-

1. The PP shall submit the revised water balance diagram calculated on the basis of revised population as per NBC requirement
2. The PP shall submit the details of excavated soil from the digging of basement and its storage and reuse a plan
3. The PP shall submit the Revised RWH based on the rainfall intensity at 90 mm/hr, revised rain flow and dual bore pits duly marked on the site plan
4. The PP shall submit the details of the energy savings
5. The PP shall submit the wildlife conservation plan from Chief Wildlife Wardan.
6. The PP shall submit the revised Environment Management Plan.
7. The PP shall submit the details of the existing infrastructure in the nearby area
8. The PP shall submit the details of the contour in consonance with the contour of the area
9. The PP shall submit the details of parking plan
10. The PP shall submit the Aravali NOC from the Competent Authority
11. The PP shall submit the details of the MBBR technology for Proposed STP along with Hydraulic design and details of components
12. The PP shall submit the air simulation model along with incremental pollution load
13. The PP shall submit the traffic circulation plan for the project and the traffic study regarding the de-congestion plans.
14. The PP shall submit the details of number of existing trees in the project area and revised Green Plan.

Thereafter, the case was taken up in 205<sup>th</sup> meeting of SEAC Haryana held on 09.11.2020 but the PP requested vide letter dated 07.11.2020 for the deferment of the case which was considered and acceded by the SEAC.

**205.06 EC for Affordable Residential Group Housing Colony, Prime Minister Awas Yojana (PMAY) for core area over an area measuring 2.1255 acres at Khasra No. 40/2, 42/2, 34 min, 156/33/1 of revenue estate of Village Dharampur, Pinjore and the limits of Municipal Corporation Panchkula, Haryana having built-up area 29981.811sqm by M/s Berkeley Automobiles Limited**

**Project Proponent : Mr. O.P. Sharma**  
**Consultant : OCEAO-ENVIRO Management Solutions (India) Pvt. Ltd.**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/171878/2020 on dated 08.09.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 16.10.2020. The PP presented the case before the committee.

- The Proposed project is for EC for Affordable Residential Group Housing Colony, Prime Minister Awas Yojana (PMAY) for core area over an area measuring 2.1255 acres at Khasra No. 40/2, 42/2, 34 min, 156/33/1 of revenue estate of Village Dharampur, Pinjore and the limits of Municipal Corporation Panchkula, Haryana having built-up area 29981.811 sqm by M/s Berkeley Automobiles Limited.
- Bir Shikargarh Wildlife sanctuary falls within 5.5km from the project area.
- The land is allotted or the development of Affordable Residential Group Housing Project Development as selected site is earmarked for the residential land use as per the License obtained from Directorate of Urban Local Bodies Haryana vide letter no. DULB/CTP/LC-1 PKL/2019/3695-98 dated 08.06.2020.
- 8601.60 sq.m (2.1255 acre) of land for which CLU has been obtained from DULB/CTP/LC-1PKL/2019/3695-98 dated 08.06.2020.

The discussion was held on CER, Form IA, Building plan, approach from the Highway, NOC of railway line, contour map of an area, dual plumbing, Green Plan, traffic study, basement soil, site plan, height of the stack STP location, RWH Location, Strong drainage, R&U Values, No. of trees, zoning plan and certain observations were raised as following:-

1. The PP shall submit the Forest NOC
2. The PP shall submit the approval of Competent Authority for cutting or transplantation of existing trees in the project site
3. The PP shall submit the storage of soil after digging of the basement
4. The PP shall submit the contour plan of an area along with project site
5. The PP shall submit the drainage plan for the project site
6. The PP shall submit the location of DG set, STP, RWH on site plan
7. The PP shall submit the traffic circulation plan along with effect of railway crossing near to the project site.
8. The PP shall submit the noise control measure for the project from the point of view of railway line.

The PP submitted the reply of above said observations vide letter dated 14.10.2020

Thereafter, the case was taken up in 205<sup>th</sup> meeting of SEAC Haryana held on 09.11.2020. The PP presented the case before the committee.

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

<b>Name of the Project: AFFORDABLE RESIDENTIAL GROUP HOUSING COLONY (PMAY) PROJECT BY M/s BERKELEY AUTOMOBILES LIMITED.</b>			
<b>Sr. No.</b>	<b>Particulars</b>		
1.	Online Proposal Number	SIA/HR/MIS/171878/2020	
2.	Latitude	30° 48' 51.30" N to 30° 48' 46.47" N	
3.	Longitude	76° 55' 07.65" E to 76° 55' 06.79" E	
4.	Plot Area	8601.60 sqm	
5.	Net Plot Area	8601.60 sqm	
6.	Proposed Ground Coverage	2667.354 sqm	
7.	Proposed FAR	21304.389 sqm	
8.	Non FAR Area	8677.422 sqm	
9.	Total Built Up area	29981.811 sqm	
10.	Total Green Area with %	1997.040 sqm (23.21%)	
11.	Rain Water Harvesting Pits (with size)	03 Pits of capacity (60 cum each)	
12.	STP Capacity	164 KLD	
13.	Total Parking	198 ECS	
14.	Organic Waste Converter	OWC-300 (6 batch/day)	
15.	Maximum Height of the Building (m)	45.0 m	
16.	Power Requirement	3000 KW	
17.	Power Backup	300 KVA	
18.	Total Water Requirement	165 KLD	
19.	Domestic Water Requirement	114 KLD	
20.	Fresh Water Requirement	114 KLD	
21.	Treated Water	51 KLD	
22.	Waste Water Generated	131 KLD	
23.	Solid Waste Generated	916 kg/day	
24.	Biodegradable Waste	549.60 kg/day	
25.	Number of Towers	03 Nos	
26.	Dwelling Units/ EWS	339 Nos	
27.	Basement	02 Nos	
28.	Community Center	01 Nos	
29.	Stories	B + G + 14	
30.	R+U Value of Material used (Glass)	U-Value: 5.6W/m <sup>2</sup> °K Solar heat gain coefficient: 0.42 VLT: 0.56	
31.	Total Cost of the project:	i) Land Cost	1.1 Cr
		ii) Construction Cost	15.1 Cr
32.	EMP Budget	31.50 lacs & 9.50 lacs/annum	
33.	Incremental Load in respect of:	i) PM 2.5	0.08 µg/m <sup>3</sup>
		ii) PM 10	0.16 µg/m <sup>3</sup>
		iii) SO <sub>2</sub>	0.49 µg/m <sup>3</sup>
		iv) NO <sub>2</sub>	4.01 µg/m <sup>3</sup>
		v) CO	1.49 µg/m <sup>3</sup>
34.	Construction Phase:	i) Power Back-up	300 KVA
		ii) Water Requirement & Source	10 KLD & Private Water Tanker



		iii) STP (Modular)	1
		iv) Anti-Smoke Gun	As per NGT orders 1 antismog gun will be provided in the project area

Description	During Construction Phase		During Operation Phase		
	Capital Cost (Lakhs)	Recurring Cost (Lakhs/Year)	Capital Cost (Lakhs)	Recurring Cost (Lakhs/Year)	
Water for Dust suppression	1.50	2.00	Waste Water Management (STP)	24.00	1.80
Waste Water Management	1.00	1.00	Solid Waste Management (OWC)	4.50	5.40
Air, Noise, Soil, Water Monitoring	0.00	1.00	Green Belt Development	2.00	1.20
PPE for workers & Health Care	1.00	0.5	Monitoring for Air, Water, Noise & Soil	0.00	1.00
Green Belt Development	1.00	0.5	Noise Mitigation	1.00	0.10
<b>Total</b>	<b>Rs 4.50</b>	<b>Rs. 5.0</b>		<b>Rs. 31.50</b>	<b>Rs. 9.50</b>

The Discussion was held on basement soil, drainage plan, EMP and certain observations were raised which were replied by PP vide letter dated 09.11.2020. The PP submitted the undertaking regarding the management of the excavated soil from basement at the project site. The PP agrees that they shall spend on various Wildlife activities like plantation of trees, digging of ponds, construction of feeding platforms, awareness generation and putting artificial nests on trees etc.

After detailed deliberations the Committee rated this project with “**Gold Rating**” and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
4. The PP shall spent Rs.4 lacs/- on various Wildlife activities like plantation of tress, digging of ponds, construction of feeding platforms, awareness generation and putting artificial nests on trees etc.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. 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 1997.040 sqm (23.21%) shall be provided for Green Area development for whole project.
10. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
11. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightning etc.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by 30% if HSD is used.
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.

16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
19. 3 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 3 RWH pits.
21. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
22. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23. The PP shall provide the mechanical ladder for use in case of emergency.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- [5] The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
- [6] The project proponent shall obtain the necessary permission for drawl of ground water /surface water required for the project from the competent authority.
- [7] A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- [8] All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- [9] The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries waste (Management Handling 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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
  - vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
  - vii. Wet jet shall be provided for grinding and stone cutting.
  - viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
  - ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
  - x. The diesel generator sets to be used during construction phase shall be ultra lowsulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
  - xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
  - xii. For indoor air quality the ventilation provisions as per National Building Code of India.

## II Water Quality Monitoring and Preservation

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

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

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

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

#### IV Energy Conservation Measures

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

#### V Waste Management

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

## VI Green Cover

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

## VII Transport

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

## VIII Human Health Issues

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

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

## **IX Corporate Environment Responsibility**

- i. The project proponent shall comply with the provisions as applicable, regarding Corporate Environment Responsibility
- 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.

**205.07 EC for Group Housing Colony “Jai Jawan Awas Yojna” at Plot No.1, Sector-7, Bahadurgarh, Haryana by M/s Army Welfare Housing Organization**

**Project Proponent : Col. R. D. Singhal**

**Consultant : Ind Tech House Consult**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/154031/2020 on dated 19.08.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 16.10.2020. The PP presented the case before the committee.

- The proposed project is for EC for Group Housing Colony “Jai Jawan Awas Yojna” at Plot No.1, Sector-7, Bahadurgarh, Haryana by M/s Army Welfare Housing Organisation
- The Building plans were approved
- The Project falls under Bahadurgarh Master Plan.

The discussion was held on STP, updated Form I, Forest NOC, distance of Wildlife sanctuary and certain observations were raised as following.

1. The PP shall submit the details of STP design specifications, flow chart, schematic diagram, hydraulic designs and dimensions of each component of STP submitted
2. The PP shall submit the undertaking regarding distance of wildlife sanctuary from the project area.
3. The PP shall submit the Proper air dispersion modeling of the site, AAQ data at three location for one month, DG/vehicular emissions data.
4. The PP shall submit water collection tanks details, as the bgl is about two meters
5. The PP shall submit the revised water balance diagram
6. The PP shall submit the details of sludge quantity
7. The PP shall submit the revised solid water management plan along with OWC calculations.
8. The PP shall submit the Solid waste management from house to house collection till production of manure need to be submitted as provided in 2016 Solid Waste

## Management Rules.

9. The PP shall submit the details of treated water for construction in the project area
10. The PP shall submit the undertaking along with source of treated water to be used for construction
11. The PP shall submit the details of existing STP's in the area along with its components
12. The PP shall submit the Forest NOC.
13. The PP shall submit the Contour plan of an area and disposal of drainage water
14. The PP shall submit the details of landscape plan.

The PP submitted the reply of above said observations vide letter dated 06.11.2020. The PP presented the case before the committee.

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

<b>Name of the Project: PROPOSED GROUP HOUSING COLONY "JAI JAWAN AWAS YOJNA" At Plot No: 1, Sector 7, BAHADURGARH</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
1.	Online Proposal Number	SIA/HR/MIS/154031/2020
2.	Latitude	28°41'21.71" N,
3.	Longitude	76°55'01.09" E
4.	Plot Area	20325.66 SQM
5.	Net Plot Area	20325.66 SQM
6.	Proposed Ground Coverage	3111.97 SQM
7.	Proposed FAR	21767.67 SQM
8.	Non FAR Area	3414.57 SQM
9.	Total Built Up area	25182.44 SQM
10.	Total Green Area with %	7296.733 SQM (35.9%)
11.	Rain Water Harvesting Tank	1(20 CUM.)
12.	STP Capacity	150 KLD
13.	Total Parking	473 CARS
14.	Organic Waste Converter	01 Nos.
15.	Maximum Height of the Building (m)	39.85 M
16.	Power Requirement	750 KVA
17.	Power Backup	500 KVA
18.	Total Water Requirement	175 KLD
19.	Domestic Water Requirement	138 KLD
20.	Fresh Water Requirement	101 KLD
21.	Treated Water	74 KLD
22.	Waste Water Generated	118 KLD
23.	Solid Waste Generated	0.86 TPD
24.	Biodegradable Waste	0.53 TPD
25.	Number of Towers	5 (4+1)
26.	Dwelling Units/ EWS	300 Nos.
27.	Basement	-
28.	Community Center	1
29.	Stories	ST+12
30.	R+U Value of Material used (Glass)	<0.33

			<0.27
31.	Total Cost of the project:	i) Land Cost	87.1 Cr.
		ii) Construction Cost	
32.	EMP Budget		1.74 Cr.
33.	Incremental Load in respect of:	PM 10	0.163
		SO <sub>2</sub>	0.612
		NO <sub>2</sub>	2.61
		CO	0.00119
34.	Construction Phase:	Power Back-up	125 KVA
		Water Requirement & Source	HSVP STP tanker supply
		STP (Modular)	1
		Anti-Smoke Gun	As per NGT orders 1 antismog gun will be provided in the project area

### ENVIRONMENT MANAGEMENT PLAN

COMPONENT	CAPITAL COST (Rs. in Lacs)	RECURRING COST (Rs. in Lacs)/Annum
SEWERAGE TREATMENT PLANT 150 KLD	32	2
RAIN WATER COLLECTION TANK	5	1
SOLID WASTE STORAGE BINS & COMPOSTER (Organic Waste Converter 0.86 tpd)	6	1.5
SOLID WASTE MANAGEMENT FACILITY IN NEARBY VILLAGES	10	-
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	6	1
AVENUE PLANTATION IN COMMUNITY AREA & NEARBY AREAS	10	-

The Discussion was held on STP, MLSS ratio, CER, OWC, distance of Wildlife sanctuary from the project site, isopleth of SO<sub>2</sub>, revised RWH, etc. and certain observations were raised which was replied by PP vide letter dated 11.11.2020.

After detailed deliberations the Committee rated this project with **“Gold Rating”** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

#### A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.

3. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 7296.733 sqm (35.9%) shall be provided for Green Area development for whole project.
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
13. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So<sub>2</sub> load by 30% if HSD is used.
14. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
15. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
16. 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.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
18. 1 Rain water harvesting recharge tank shall be provided for ground water recharging as per the CGWB norms.
19. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.

20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP shall provide the mechanical ladder for use in case of emergency.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

#### **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

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

## II Water Quality Monitoring and Preservation

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

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

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

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

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

### **IV Energy Conservation Measures**

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

building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.

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

## **V Waste Management**

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

## **VI Green Cover**

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



- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

## **VII Transport**

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

## **VIII Human Health Issues**

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

## **IX Corporate Environment Responsibility**

- i. The project proponent shall comply with the provisions as applicable, regarding Corporate Environment Responsibility
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to

have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

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

## **X Miscellaneous**

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

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

**205.08 Extension of Environmental Clearance Validity of Group Housing Project at Sector-72, District Gurgaon, Haryana by M/s Tata Housing Development Company Ltd, C/o Tata Services Limited.**

**Project Proponent : Not present**  
**Consultant : Grass Roots Research & Creation India Pvt. Ltd.**

The project was submitted to SEIAA vide online proposal no. SIA/HR/NCP/22518/2011 on dated 09.06.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006.

The case was taken up in 199<sup>th</sup> meeting of SEAC Haryana held on 22.06.2020. The PP presented the case before the committee.

- The Proposed project is for Extension of Environmental Clearance Validity of Group Housing Project at Sector-72, District Gurgaon, Haryana by Tata Housing Development Company Ltd
- Earlier, M/s TATA Housing Development Company Ltd. has obtained EC for Group Housing Project at village Fazilpur Jharsa, Sec 72 District Gurgaon, Haryana from SEIAA, Haryana (Letter No. Ref No. SEIAA/HR/2011/38 Dated 19.01.2011) for plot area 1,46,704.38 sqm(36.2515acres) and Built up area 3,48,785.83 sqm.
- The Project has been granted occupation certificate vide memo no. 1522 dated 17.01.2020 wherein at Sr. No. 18 of OC letter it is mentioned that EC was granted to the project vide SEIAA, Haryana(Letter No. Ref No. SEIAA/HR/2011/38 Dated 19.01.2011) for plot area 1,46,704.38 sqm (36.2515acres) and Built up area 3,48,785.83 sqm whereas PP has constructed built up area 4,01,303.61 sqm.

The committee deliberated that as the project has applied for Extension of Environmental Clearance, however the PP has constructed the area more than that sanctioned in EC letter and thus violated the Earlier EC dated 19.01.2011.

The Committee decided that the appraisal of the project will be carried out after the receipt of reply from PP that as the project is covered under the violation category but the window of violation is closed. The PP shall submit the self contained note regarding observations raised by the committee.

The PP submitted the reply of observations raised in the meeting vide letter dated 16.07.2020.

Thereafter, the case was taken up in 204<sup>th</sup> meeting of SEAC Haryana held on 29.10.2020.

The case was not appraised due to the paucity of time it was decided to take up the case in the next meeting and no separate letter will be issued to the PP.

Then, the case was taken up in 205<sup>th</sup> meeting of SEAC held on 09.11.2020 but the PP requested vide letter dated 29.10.2020 for the deferment of the case which was considered and acceded by the SEAC and it was decided unanimously by the committee that the project will be considered in the next meeting.

**205.09 EC for Affordable Group Housing Colony Project located at Village Dhorka, Sector-95, Gurugram, Haryana by Sandeep Yadav, B.S Yadav & S. A. Propcon Pvt. Ltd. in collaboration with M/s Sternal Buildcon Private Limited.**

**Project Proponent : Mr. Vivek Kumar**  
**Consultant : Grass Roots Research & Creation India Pvt. Ltd**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/157057/2020 on dated 07.07.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 200<sup>th</sup> meeting of SEAC, Haryana held on 14.07.2020.

The case was deferred due to

- i) Incomplete form I and IA,
- ii) The referred data is not proper
- iii) The submitted plans along with documents to the members are not legible and it is conveyed that the case will be taken up in next meeting subject to the receiving of complete documents by SEAC.

The PP submitted the reply of above said observations and thereafter, the case was taken up in 205<sup>th</sup> meeting of SEAC Haryana held on 09.11.2020. The PP presented the case before the committee.

- The Proposed project is for EC for Affordable Group Housing Colony Project located at Village Dhorka, Sector-95, Gurugram, Haryana by M/s Sternal Buildcon Private Limited.
- The building plans were approved in the name of S.A. Propcon Pvt. Ltd. & others in collaboration with M/s Sternal Buildcon Private Limited for an area measuring 7.325 acres vide letter no. 18570 dated 20.10.2020 from Town and Country Planning Department.
- The license no. 21 of 2020 has been granted to the project in the name of Sandeep Yadav & others in collaboration with M/s Sternal Buildcon Private Limited for an area measuring 7.325 acres vide letter dated 13.08.2020 which is valid upto 12.08.2025.
- Sultanpur National park lies within 5 km from the project site

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

<b>Name of the Project: Affordable Group Housing Colony Project located at Revenue Estate of Village- Dhorka, Sector- 95, Gurugram, Haryana by M/s Sternal Buildcon Pvt. Ltd.</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
1.	Online Proposal Number	SIA/HR/MIS/157057/2020
2.	Latitude	28°41'52.88"N
3.	Longitude	76°91'12.89"E

4.	Plot Area		29,643.176m <sup>2</sup>
5.	Proposed Ground Coverage		5,899.461m <sup>2</sup>
6.	Proposed FAR		69,973.734m <sup>2</sup>
7.	Non FAR Area		6,013.505m <sup>2</sup>
8.	Total Built Up area		75,987.239m <sup>2</sup>
9.	Total Green Area with %		5,963.950m <sup>2</sup> (20.119%)
10.	Rain Water Harvesting Pits (with size)		07 Pits
11.	STP Capacity		490 KLD
12.	Total Parking		541 ECS
13.	Organic Waste Converter		1
14.	Maximum Height of the Building (m)		59.4
15.	Power Requirement		2,500 kVA; Source: DHBVN
16.	Power Backup		3 DG sets of total 1,500 kVA capacity (3x 500 kVA)
17.	Total Water Requirement		504 KLD
18.	Domestic Water Requirement		480 KLD
19.	Fresh Water Requirement		356 KLD
20.	Treated Water		368 KLD
21.	Waste Water Generated		409 KLD
22.	Solid Waste Generated		2,879 kg/day
23.	Biodegradable Waste		2,072.88 kg/day
24.	Number of Towers		Residential – 9 Towers Community – 1 Tower Commercial – 1 Tower
25.	Dwelling Units/ EWS		1,061 DU's
26.	Community Center		1 No
27.	Stories		S/G+19
28.	R+U Value of Material used (Glass)		2.518 (W/m <sup>2</sup> deg C)
29.	Total Cost of the project:	i) Land Cost	70 Crores
		ii) Construction Cost	
30.	EMP Budget		237.50 Lakhs for capital cost 26.25 lakhs for recurring cost
31.	Incremental Load in respect of:	PM 2.5	0.045µg/m <sup>3</sup>
		PM 10	0.045µg/m <sup>3</sup>
		SO <sub>2</sub>	0.183µg/m <sup>3</sup>
		NO <sub>2</sub>	1.55µg/m <sup>3</sup>
		CO	0.596µg/m <sup>3</sup>
32.	Construction Phase:	Power Back-up	125 kVA
		Water Requirement & Source	152 ML & Private water tanker
		STP (Modular)	1
		Anti-Smog Gun	As per NGT orders 1 antismog gun will be provided in the project area

**Table 2 : ENVIRONMENT MANAGEMENT PLAN COST**

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	49	12.50
Rain Water Harvesting System	10.5	3
Solid Waste Management	6	2
Environmental Monitoring	9	2.5
Green Area Development	4.0	1.5
Others (Energy saving devices, miscellaneous)	10.0	2.5
CSR/CER Budget/Environmental Budget	140	-
<b>Fund Allocated for Wild Life Conservation</b>		
➤ Plantation of Trees		
➤ Digging of Ponds	3.0	0.75
➤ Construction of feeding Platforms and enclosure	2.0 2.0	0.5 0.5
➤ Awareness Generation	1.0	0.25
➤ Putting artificial nests on trees	1.0	0.25
<b>TOTAL</b>	<b>237.50</b>	<b>26.25</b>

The discussion was held on collaboration agreement, Aravali NOC, Revised Green Plan, distance of wildlife sanctuary from the project site, air simulation plan, lab testing reports, structure stability, water assurance, power assurance, Forest NOC, sewer permission, revised Population, Geo-technical investigation report, AQI data, legible plans, Building Plan, NBWL Clearance etc. and certain observations were raised which was replied by the PP vide letter dated 09.11.2020. The PP submitted that Rs 9 Lakhs as capital cost and Rs.2.25lakhs as recurring cost will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.

After detailed deliberations the Committee rated this project with **“Gold Rating”** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall not start any construction before prior permission from National Board of wildlife.
4. The PP shall submit the documents for final approval of 12% extra FAR from the concerned authority before the start of the project.
5. The PP shall spent Rs 9 Lakhs as capital cost and Rs.2.25lakhs as recurring cost on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan.
6. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
7. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
8. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
9. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
10. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
11. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 5,963.95m<sup>2</sup>(20.11%)shall be provided for Green Area development for whole project.
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 firefighting equipments etc. as per National Building Code including protection measures from lightening etc.

15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by 30% if HSD is used.
17. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
18. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
19. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
20. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
21. 7 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
22. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 7 RWH pits.
23. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
24. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
25. The PP shall provide the mechanical ladder for use in case of emergency.
26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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

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



## I Air Quality Monitoring and Preservation

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

## II Water Quality Monitoring and Preservation

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

This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii. All recharge should be limited to shallow aquifer.
- xiv. No ground water shall be used during construction phase of the project.
- xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

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

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

Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

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

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

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

#### **V Waste Management**

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

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

## **VI Green Cover**

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

## **VII Transport**

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

## VIII Human Health Issues

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

## IX Corporate Environment Responsibility

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

## X Miscellaneous

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

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

**205.10 Environment Clearance for Expansion of Affordable Group Housing Colony Project located at Estate of Village Gadoli Kalan, Sector- 37D, Gurugram Manesar Urban Complex, Haryana by Lalwani brothers Buildcon LLP in collaboration with M/s Sternal Buildcon Private Limited**

**Project Proponent : Mr. Vivek Kumar**  
**Consultant : Grass Roots Research & Creation India Pvt. Ltd.**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/157005/2020 on dated 07.07.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 200<sup>th</sup> meeting of SEAC, Haryana held on 14.07.2020

The case was deferred due to

- i) Incomplete form I and IA,
- ii) The referred data is not proper,
- iii) The submitted plans along with documents to the members are not legible and it is conveyed that the case will be taken up in next meeting subject to the receiving of complete documents by SEAC.

The PP submitted the reply of above said observations

Thereafter, the case was taken up in 205<sup>th</sup> meeting of SEAC Haryana held on 09.11.2020.

The PP presented the case before the committee.

- The Proposed project is for Environment Clearance for Expansion of Affordable Group Housing Colony Project located at Estate of Village Gadoli Kalan, Sector-37D, Gurugram Manesar Urban Complex, Haryana by Lalwani brothers Buildcon LLP in collaboration with M/s Sternal Buildcon Private Limited
- The License No. 17 of 2020 has been granted to the project for an area measuring 9.103125 acres vide letter dated 17.07.2020 which is valid upto 16.07.2025.
- The building plans were approved in the name Lalwani brothers Buildcon LLP in collaboration with M/s Sternal Buildcon Private Limited of for an area measuring 9.103125 acres vide letter dated 17.07.2020 from Town and Country Planning Department.
- Sultanpur National Park falls within 7.0km from the project site.

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

<b>Name of the Project: Affordable Group Housing Colony Project located at Revenue Estate of Village- Gadoli Kalan, Sector- 37D, Gurugram, Haryana by M/s Sternal Buildcon Pvt. Ltd.</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
1.	Online Proposal Number	SIA/HR/MIS/157005/2020
2.	Latitude	28°26'39.57"N
3.	Longitude	76°57'59.71"E
4.	Plot Area	36,838.475 m <sup>2</sup>
5.		
6.	Proposed Ground Coverage	7,079.609 m <sup>2</sup>
7.	Proposed FAR	86,887.08 m <sup>2</sup>
8.	Non FAR Area	22,632.43 m <sup>2</sup>
9.	Total Built Up area	1,09,519.51 m <sup>2</sup>
10.	Total Green Area with %	7422.952 m <sup>2</sup> (20.15%)
11.	Rain Water Harvesting Pits (with size)	09 Pits
12.	STP Capacity	610 KLD
13.	Total Parking	662 ECS
14.	Organic Waste Converter	1
15.	Maximum Height of the Building (m)	59.45
16.	Power Requirement	5,500 kVA; Source: DHBVN
17.	Power Backup	3 DG sets of total 3,030 kVA capacity (3x 1,010 kVA)
18.	Total Water Requirement	628 KLD
19.	Domestic Water Requirement	598 KLD
20.	Fresh Water Requirement	444 KLD
21.	Treated Water	458 KLD
22.	Waste Water Generated	509 KLD
23.	Solid Waste Generated	3,604 kg/day
24.	Biodegradable Waste	2,595 kg/day
25.	Number of Towers	Residential – 11 Towers

			Community – 1 Tower Commercial – 2 Towers
26.	Dwelling Units/ EWS		1,322 DU's
27.	Community Center		1 No
28.	Stories		G+19
29.	R+U Value of Material used (Glass)		2.518 (W/m <sup>2</sup> deg C)
30.	Total Cost of the project: i) Land Cost		80 Crores
31.	EMP Budget	Land cost Construction cost	253 lakhs as capital cost 23.5 lakhs as recurring cost
32.	Incremental Load in respect of:	PM 2.5	0.008 µg/m <sup>3</sup>
		PM 10	0.008 µg/m <sup>3</sup>
		SO <sub>2</sub>	0.022 µg/m <sup>3</sup>
		NO <sub>2</sub>	0.189 µg/m <sup>3</sup>
		CO	0.070 µg/m <sup>3</sup>
33.	Construction Phase:	Power Back-up	125 kVA
		Water Requirement & Source	219 ML & Private water tanker
		STP (Modular)	1
		Anti-Smoke Gun	As per NGT orders 1 antismog gun will be provided in the project area

### ENVIRONMENT MANAGEMENT PLAN COST

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	50	12.5
Rain Water Harvesting System	13.0	3.25
Solid Waste Management	7.5	1.875
Environmental Monitoring	5	1.5
Green Area Development	3.5	0.875
Others (Energy saving devices, miscellaneous)	5.0	1.25
<b>CSR/CER Budget/Environmental Budget</b>	<b>160</b>	---
<b>Fund Allocated for Wild Life Conservation</b>		
➤ Plantation of Trees	3.0	0.75
➤ Digging of Ponds	2.0	0.5
➤ Construction of feeding Platforms and enclosure	2.0	0.5
➤ Awareness Generation	1.0	0.25
➤ Putting artificial nests on trees	1.0	0.25
<b>TOTAL</b>	<b>253</b>	<b>23.5</b>



The discussion was held on LOI, Revised EMP, Collaboration agreement, Aravali NOC, Wildlife activity plan, Revised Green Plan, legible plans, AAI NOC, Lab testing reports, Air simulation, Structure Stability, Building plan, Revised population, Geo Technical Investigation reports etc and certain observations were raised which were replied by the PP vide letter dated 09.11.2020. The PP submitted that Rs 9 Lakhs as capital cost and Rs.2.25lakhs as recurring cost will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan.

After detailed deliberations the Committee rated this project with “**Gold Rating**” and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
4. The PP shall submit the documents for final approval of 12% extra FAR from the concerned authority before the start of the project.
5. The PP shall comply the Wildlife conservation Management plan and spent Rs 9 Lakhs as capital cost and Rs.2.25lakhs as recurring cost on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan
6. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
8. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
9. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time

10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 7422.952m<sup>2</sup> (20.15%) shall be provided for Green Area development for whole project.
11. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
12. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
13. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So<sub>2</sub> load by 30% if HSD is used.
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 project.
20. 9 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
21. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 9 RWH pits.
22. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. The PP shall provide the mechanical ladder for use in case of emergency.
25. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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

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

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

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

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

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

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

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

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

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

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

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

### **IV Energy Conservation Measures**

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

### **V Waste Management**

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating

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

## **VI Green Cover**

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

## **VII Transport**

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

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

#### **VIII Human Health Issues**

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

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

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility for existing part and shall comply with as applicable, regarding Corporate Environment Responsibility for expansion part.
- 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.

**205.11 EC for Proposed Residential Plotted Colony Project at Sector 92, 93 and 95 at Village Wazirpur, District Gurgaon, Haryana by M/s Ramprastha Estates Private Limited**

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

The project was submitted to the SEIAA, Haryana vide online proposal no SIA/HR/MIS/57409/2018 dated 26.05.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006. The TOR was granted to the project on 10.05.2019.



The case was taken up in 205<sup>th</sup> meeting of SEAC Haryana held on 10.11.2020 but the PP requested vide letter dated 10.11.2020 for the deferment of the case which was considered and acceded by the SEAC

**205.12 Environment Clearance for Proposed Mixed land use Project under ToD Policy (70% Residential + 30 % Commercial) on land measuring 166.69 acres in Revenue Estate of village-Chauma, Sector-111, Gurugram, Haryana by M/s Mask Realcon Pvt. Ltd & others.**

**Project Proponent : Shri Ammarnath Ichpujani (Authorized Signatory)**  
**Consultant : Ind Tech House Consultant Pvt. Ltd.**

The project proponent submitted the case to the SEIAA as per check list approved by the SEIAA/SEAC on 01.03.2019 for obtaining Environmental Clearance under category 8(b) of EIA Notification dated 14.09.2006. It was informed by the Project Proponent that ToR was granted by MoEF & CC vide letter no.21-132/2018-IA-III dated 18.12.2018. The case was taken up for appraisal in the 177<sup>th</sup> meeting of the SEAC held on 19.03.2019. During discussions, the following shortcomings were observed:

- [1] The PP shall submit the affidavit regarding the TOD Policy Compliance.
- [2] The PP shall submit the copy of valid license with details of land/copy of applying for licence.
- [3] The PP shall submit the Forest NOC or a copy of letter written for obtaining NOC.
- [4] The PP shall submit the NOC from the Chief Wild Life Warden regarding Asola Wild Life Sanctuary or a receipt of case submitted to Chief Wild Life Warden for obtaining NOC.
- [5] The PP shall submit the revised water calculation plan.
- [6] The PP shall submit the revised sewerage treatment plan.
- [7] The PP shall submit the revised zero liquid discharge STP Plan based on the MMBR Technology.
- [8] The PP shall submit the revised Rain Water Harvesting Plan (double well housing structure) with recent rainfall and run-off data including digital water level recorder.
- [9] The PP shall submit the revised fire safety plan.
- [10] The PP shall submit traffic management/circulation plan.
- [11] The PP shall submit the Environment Impact Assessment of Rain water harvesting on the water level in the region.
- [12] The PP shall submit the Environment Impact Assessment of DG sets on the Air Quality Index.
- [13] The PP shall submit RO Water supply plan for drinking purpose and also manage the RO reject.
- [14] The project proponent should submit detailed drainage plan for monsoon season
- [15] The project proponent should submit the Sun Simulation Path Study for buildings orientation.
- [16] The project proponent should submit contour plan of the study area
- [17] The project proponent should submit air quality modeling isopleths of DG Sets with Air mode Software version details.
- [18] The project proponent should submit the ECBC compliance report as per the ECBC guidelines 2017 read with ECBC Rules 2018.
- [19] The project proponent should submit revised solid waste management scheme.
- [20] The PP shall submit the building air circulation plan as per the NCBC Code.
- [21] The PP shall submit the revised green cover area plan.
- [22] The PP shall install Organic Waste Converter within the premises with a minimum capacity of 0.5 kg /person/day. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- [23] The PP shall submit the traffic remediation plan in reference to the highway.

- [24] The PP shall submit the revised environmental management budget revised CER with specific details.
- [25] The PP shall submit the remedial measure plan for Ambient Air Quality.
- [26] The PP shall submit the ECBC Compliance with U-values of materials used
- [27] The PP shall submit remedial plan for incremental load as per Air Dispersion Model.
- [28] The PP shall provide the plan for uses of earth excavation material and also water sprinkles during the construction phase.
- [29] The PP shall provide the solid waste management plans along with compost pit for bio-degradable waste.
- [30] The PP shall submit the lightning safety plan of the project.
- [31] The PP shall submit duly signed Form-IA, Zoning Plan, Contour Plan, Electricity Plan, Fire Safety Plan and Health Safety Plan.
- [32] The PP shall submit the authority letter for engaging of consultant.
- [33] The PP shall submit coloured Master Plan and Google Map.
- [34] The PP shall submit the power assurance from competent authority.

The observations of 177th meeting were conveyed to the PP vide letter No. HR/SEAC/2019/127 dated 05.04.2019. The PP submitted the reply vide letter dated -11.04.2019. During the meeting it is pointed out that a letter is received from the MoEF&CC dated 07.02.2019, received on 13.03.2019 in SEIAA and on 10.04.2019 in the SEAC vide which it is intimated that the standard ToR was granted to the said project vide MoEF&CC letter no.21-132/2018-1A-III dated 18.12.2018 and in this regard, multiple representations/objections are also enclosed with the letter and it is requested that a necessary action (reject ToR/issue additional ToR/modified ToR/status qua as deemed fit may be looked into.

Thereafter, the case was taken up for appraisal in the 178th meeting of the SEAC held on 10.04.2019 and after discussion on the complaint, it is decided that the referred points in the complaint as below may be conveyed to the PP:

1. The application filed by Mask Realcon Pvt. Ltd. baldly mentions that the same is filed on behalf of M/s. Mask Realcon Pvt. Ltd. and Ors. however the details of others is not provided and exact Khasra No.'s i.e. land details duly certified by revenue authorities is also not annexed. It is notable that the Application filed by them is hence incomplete and liable to be rejected on said count. It is pertinent that the Applicant must be called to provide legally valid proof of ownership of land for which Application seeking clearance has been filed.
2. That the applicant has attached a GPS File along with a Annexure-Survey of India toposheet, it is pertinent to note that the Applicant has fraudulently shown my land to be a part of the proposed project. I own 07 Kanal in Khasra.No.19/21,22/1,20,24/2 of land at Village Chauma (Sector-111) Gurgaon and to my utter shock and surprise my said land has most unscrupulously been shown to be a part of the proposed project. A Copy of Revenue record establishing my ownership is attached as Annexure A to this Memorandum of Objections.
3. That the Document attached by the applicant in support of Competence/authority of person making application on behalf of User agency is not a legally valid document as it is neither supported by a Board resolution nor is same signed by any Director of the said company (as can be verified from the public information available on website of Ministry of Corporate Affairs). It is merely signed by one Shri Amar Nath Ichhpujani who is a retired revenue official of Haryana state and the said person has signed the

document claiming himself to be Authorized Signatory without mentioning designation etc.

4. That a mere perusal of satellite imagery as is available in public domain clearly establishes that the subject land was densely covered with Trees as on October 2015, however said trees were cut by the Applicant without any approval from the Forest department and the Forest department of the Government of Haryana had thereafter initiated action against them. An FIR was also registered at the Local Police station and details of same can be summoned from the concerned Officials.
5. That the land for which permission to establish a project is being sought is on account of having been covered with dense vegetation as on October 2015 is deemed forest in terms of Judgment of the Hon'ble Supreme Court in Godavarman's case and hence no activity can be allowed there without Prior clearance under the provisions of Forest Conservation Act. However if there is a doubt about the status of land being a Forest land same needs to be examined by constitution of a Committee in terms of judgment passed by the Hon'ble supreme Court in Lafarge's case.
6. That the Application Company as per information available on website of Ministry of Corporate Affairs has a paid up capital of mere One lakh Rupees (Rs.1,00,000/-). It is hence obvious that the applicant company has no resources for carrying out a project of such huge proportion or to meet the terms as are likely to be imposed upon it for protection of environment and hence on said ground also its application ought to be rejected.
7. That the application is also liable to be rejected on ground that the Applicant Company has till date made no application for grant of license with the office of Director General Town and Country Planning, Government of Haryana for approval of its project and no permission has been granted to the company for establishment of its project under TOD Policy of Government of Haryana, further no document in support of company being eligible under TOD Policy has been annexed.

After discussions, the following observations are to be conveyed to the PP:

- [1] The PP shall submit the ownership details of land.
- [2] PP shall submit reply to the Complaint points

It was decided by the Committee that the case will be taken up after the receipt of reply from the PP.

There after the case was taken up in the 182nd meeting of SEAC. The discussion was held on various issues of land details and complaint points and the committee decided that

1. The Project Proponent should get the ownership details in the name of M/s Mask Realcon Pvt. Ltd. from the Revenue Department, Haryana or DC, Gurugram
2. The PP shall also submit the approval of 350 FAR for the project from the competent authority.
3. The PP shall also submit the details of the case pending in any court.

The PP submitted the reply of above said observations and thereafter, the case was taken up in 205<sup>th</sup> meeting of SEAC Haryana held on 10.11.2020. The PP presented the case before the committee. The details of the project, as per the documents submitted by the project proponent, and also as informed during the presentation in the meeting are as under:-

<b>Name of the Project: Proposed Mixed Landuse Project Under TOD Policy (70% Residential + 30% Commercial) on Land Measuring 166.69 Acres in Revenue Estate of Village-Chauma, Sector-111, Gurugram, Haryana by M/s Mask Realcon Pvt. Ltd. &amp; Others.</b>			
<b>Sr. No.</b>	<b>Particulars</b>		
1.	Online Proposal Number		HR/SEAC/19/20
2.	Latitude		28°24'32.60" N,
3.	Longitude		77°05'48.89" E
4.	Gross Plot Area		674569.427sqm
5.	Net Plot Area		674569.427sqm
6.	Proposed Ground Coverage		157904.5485sqm
7.	Proposed FAR		2355550.59sqm
8.	Non FAR Area		1700015.54sqm
9.	Total Built Up area		4055566.137sqm
10.	Total Green Area with %		113795.24sqm (16.9%)
11.	Rain Water Harvesting Pits (with size)		164 Nos.
12.	STP Capacity		14200 KLD
13.	Total Parking		28401 ECS
14.	Organic Waste Converter		05 No.
15.	Maximum Height of the Building (m)		-
16.	Power Requirement		163363 KW
17.	Power Backup		158825 KVA
18.	Total Water Requirement		15828 KLD
19.	Domestic Water Requirement		13490 KLD
20.	Fresh Water Requirement		8452 KLD
21.	Treated Water		7376 KLD
22.	Waste Water Generated		11799 KLD
23.	Solid Waste Generated		55.45 TPD
24.	Biodegradable Waste		29.28 TPD
25.	Number of building blocks		-
26.	Dwelling Units/ EWS		13237 Nos.
27.	Basement		04 No.
28.	Community Center		Nil
29.	Stories		4B+G+33
30.	R+U Value of Material used (Glass)		<0.33 <0.23
31.	Total Cost of the project:	i) Land Cost	9278 Cr.
		ii) Construction Cost	
32.	EMP Budget		908.5lakhs as capital cost 206.04 lakhs as Recurring cost
33.	Incremental Load in respect of:	PM 2.5	0.348 µg/m <sup>3</sup>
		PM 10	0.470 µg/m <sup>3</sup>
		SO <sub>2</sub>	4.897 µg/m <sup>3</sup>
		NO <sub>2</sub>	30.639 µg/m <sup>3</sup>
		CO	8.154 µg/m <sup>3</sup>
34.	Construction Phase:	Power Back-up	04 X 125 kva
		Water Requirement & Source	Authorized treated water tanker supply

	STP (Modular)	1
	Anti-Smoke Gun	As per NGT orders 1 antismog gun will be provided in the project area

<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	880	193.6
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	10	2.4
DUST MITIGATION MEASURES	3	1
SITE SANITATION	3	1
MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		1
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	2	0.5
LABOR WELFARE (canteen, creche, safe access road - water power, cooking kerosene/gas)	2.5	1.5
WHEEL WASHING	2	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>908.5</b>	<b>206.4</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 (14200 kld)	2840	766.80
RAIN WATER HARVESTING SYSTEM (164 Nos)	574	86.10
SOLID WASTE STORAGE BINS & COMPOSTER (Organic Waste Converter 29.28 tpd)	497.76	328.52
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	91.7172	22.93
ROOF TOP SPV PLANT (2500 KWp)	2000	0.00
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
<b>TOTAL</b>	<b>6003.48</b>	<b>1206.35</b>

The discussion was held on mutation of land of 166.69 acres in the name of M/s Mask Realcon Pvt. Ltd., ownership details, Cizra Plan, marking the details of khasra No. and observation was raised regarding the ownership of the land to be marked on the khasra plan which was submitted by the PP vide letter dated 10.11.2020. The PP submitted affidavit that

- That M/s Mask Realcon Pvt. Ltd. & its 22 associates companies applied for Environment Clearance on land measuring 166.69 acres in Revenue Estate of Village Chauma, Sector-111, Gurugram, Haryana for Proposed Mixed land use Project under ToD Policy.
- The Entire land has been duly shown in the application for EC and shown in Aks Shajra/Site Plan submitted with the application.
- That the M/S Mask Realcon Pvt. Ltd. & 22 associate companies are owners in presence of the land included in the project.
- The project land is free from all encumbrances.

After detailed deliberations the Committee rated this project with “**Gold Rating**” and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

**A. Specific conditions:-**

- 1) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
- 2) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- 3) The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount . The EMP cost on Socio Economic activities shall be used before the

commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.

- 4) The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- 5) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- 6) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
- 7) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
- 8) No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 113795.24 sqm (16.9%) shall be provided for Green Area development for whole project.
- 9) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- 10) Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
- 11) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 12) The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
- 13) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So<sub>2</sub> load by 30% if HSD is used.
- 14) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
- 15) The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
- 16) 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.
- 17) The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
- 18) 164 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
- 19) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 164 RWH pits.
- 20) The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.

- 21) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 22) The PP shall provide the mechanical ladder for use in case of emergency.
- 23) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

#### **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, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.



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

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

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one

day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

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

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

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

### **IV Energy Conservation Measures**

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

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

## **V Waste Management**

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

## **VI Green Cover**

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

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

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

## **VII Transport**

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

## **VIII Human Health Issues**

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

## **IX Corporate Environment Responsibility**

- i. The project proponent shall comply with the provisions as applicable, regarding Corporate Environment Responsibility
- 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.

**205.13 EC for Revision & Expansion of Affordable Group Housing project at Village Billah, Sec-14, Panchkula Ext-II, Panchkula, Haryana by M/s Green Space Infraheights Pvt Ltd.**

**Project Proponent : Mr. Sachin Jain**  
**Consultant : Grass Roots Research & Creation India (P) Ltd.**

The project was submitted to the SEIAA, Haryana vide online proposal no SIA/HR/MIS/164744/2020 dated 29.07.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 201<sup>st</sup>, 202<sup>nd</sup> and 204<sup>th</sup> meeting of SEAC Haryana but the PP requested vide letter dated for the deferment of the case which was considered and acceded by the SEAC.

Thereafter, the case was taken up in 205<sup>th</sup> meeting of SEAC Haryana held on 10.11.2020. The PP presented the case before the committee.

- The Proposed project is for EC for Revision & Expansion of Affordable Group Housing project at Village Billah, Sector 14, Panchkula Ext-II, Panchkula, Haryana by M/s Green Space Infraheights Pvt Ltd.
- The building plans were approved for an area measuring 8.231 acres vide letter dated 22.11.2018 from HSVP, Panchkula.
- The License No. 105 of 2014 and 39 of 2017 has been granted from Directorate Town and Country Planning Department which is valid upto 13.08.2019 and 30.06.2022 respectively.
- Earlier Environment Clearance has been granted to the project vide letter no. 154 dated 15.03.2016
- The Project falls under Panchkula Master plan.
- Khol-Hi-Raitan wildlife sanctuary exists within 5 kms from the project area.

**Construction status**

Sr. No.	Block No.	No. of Floors	Area in Sqm.	Remarks	Area in Sqm.	Remarks
1	Block - A	G+13	6085.823	Structure Completed or Under Construction	0	
2	Block - B	G+13	6282.823	Structure Completed or Under Construction	0	
3	Block - C	G+13	6272.823	Structure Completed or Under Construction	0	
4	Block - D	G+13	6262.823	Structure Completed or Under Construction	0	
5	Block - E	G+13	6204.942	Structure Completed or Under Construction	0	
6	Block - F	G+13	6062.803	Structure Completed or Under Construction	0	
7	Block - G	G+13	6832.389	Structure Completed or Under Construction	0	
8	Block - B1	G+13	0.000		7981.935	Not

						Constructed
9	Block - B2	G+13	0.000		5914.895	Not Constructed
10	Block - B3	G+13	0.000		5914.895	Not Constructed
11	Block - D1	G+4	0.000		2080.469	Not Constructed
12	Block - D2	G+4	0.000		1317.934	Not Constructed
		<b>Total (A)</b>	<b>44004.426</b>		<b>23210.128</b>	

13	Creche	G	0		93.206	Not Constructed
14	Commercial	G+2	0		1084.876	Not Constructed
15	Community Hall	G	0		186.372	Not Constructed
16	Block - G (Stilt Area)	G+13	0		199.620	Not Constructed
	Block - B1 (Stilt Area)	G+13	0		64.405	Not Constructed
	Block - B2 (Stilt Area)	G+13	0		65.404	Not Constructed
	Block - B3 (Stilt Area)	G+13	0		70.404	Not Constructed
	Block - D1 (Stilt Area)	G+4	0		69.404	Not Constructed
	Block - D2 (Stilt Area)	G+4	0		190.000	Not Constructed
	Creche (Stilt Area)	G	0		92.489	Not Constructed
		<b>Total (B)</b>	<b>0.000</b>		<b>2116.180</b>	

<b>Total (A+B)</b>	<b>44004.426</b>	<b>25326.308</b>
<b>G. Total</b>	<b>69330.734</b>	

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

<b>Name of the Project: Revision &amp; Expansion of Affordable Group Housing Colony Project located at Village Billah, Sector-14, Panchkula Extension-II, District Panchkula, Haryana by M/s Green Space Infraheights Pvt. Ltd.</b>				
<b>Sr. No.</b>	<b>Particulars</b>	<b>Existing</b>	<b>Under Revision &amp; Expansion</b>	<b>After Revision &amp; Expansion</b>
	<b>Online Project Proposal Number</b>	<b>SIA/HR/MIS/164744/2020</b>		
1.	Latitude	30°37'27.24"N	28°24'15.51"N	28°24'15.51"N
2.	Longitude	76°56'15.84"E	77°06'47.92"E	77°06'47.92"E
3.	Plot Area(m <sup>2</sup> )	20,234.282	13,071.23	33,305.54
4.	Net Plot Area(m <sup>2</sup> )	18,615.510	10,752.50	29,368.01
5.	Proposed Ground Coverage(m <sup>2</sup> )	4,206.531	2,217.119	6,423.650
6.	Proposed FAR(m <sup>2</sup> )	41,726.78	24,918.97	66,645.75
7.	Non FAR Area(m <sup>2</sup> )	2,277.682	470.042	2,684.724
8.	Total Built Up area(m <sup>2</sup> )	44,004.462	25,326.012	69,330.474
9.	Total Green Area with Percentage	3,849.108(@ 20.67% of net plot area)	2,230.1	6,079.2 (@ 20.7% of net plot area)

10.	Rain Water Harvesting Pits		5	3	8
11.	STP Capacity		570 KLD	170 KLD	740 KLD
12.	Total Parking		406ECS	163 ECS	569 ECS
13.	Organic Waste Converter		1	----	1
14.	Maximum Height of the Building (m)		43.15	----	43.15
15.	Power Requirement		4800 kVA	----	4800 kVA
16.	Power Backup		1000 kVA (2* 250 kVA & 1* 500 kVA)	----	1000 kVA (2* 250 kVA & 1* 500 kVA)
17.	Total Water Requirement		554 KLD	171 KLD	725KLD
18.	Domestic Water Requirement		545 KLD	162 KLD	707 KLD
19.	Fresh Water Requirement		381 KLD	99 KLD	480 KLD
20.	Treated Water		375 KLD	175 KLD	550 KLD
21.	Waste Water Generated		469 KLD	142 KLD	611 KLD
22.	Solid Waste Generated		2,121 kg/day	959 kg/day	3,080 kg/day
23.	Biodegradable Waste		1,273kg/day	945 kg/day	2,218kg/day
24.	Number of Towers		7 Towers, 1 Commercial Building, 1 Community hall and Creche	5 Towers	12 Towers, 1 Commercial Building, 1 Community hall and Creche
25.	Dwelling Units		786	349	1,135
26.	Community Center		1	----	1
27.	Stories		G + 13	----	G + 13
28.	R+U Value of Material used (Glass)		2.518 (W/m <sup>2</sup> deg C)	----	2.518 (W/m <sup>2</sup> deg C)
29.	Total Cost of the project:	Land Cost	INR 113 Cr	INR 72 Cr	INR 185 Cr
		Construction Cost			
30.	EMP Cost/Budget		-	-	269.5 Lakhs as capital cost 30.5 lakhs as recurring cost
31.	Incremental Load in respect of:	PM 2.5	0.036 µg/m <sup>3</sup>	----	0.036 µg/m <sup>3</sup>
		PM 10	0.036 µg/m <sup>3</sup>	----	0.036 µg/m <sup>3</sup>
		SO <sub>2</sub>	0.131 µg/m <sup>3</sup>	----	0.131 µg/m <sup>3</sup>
		NO <sub>2</sub>	1.117 µg/m <sup>3</sup>	----	1.117 µg/m <sup>3</sup>
		CO	0.416 µg/m <sup>3</sup>	----	0.416 µg/m <sup>3</sup>
	Construction Phase:		Power Back-up	1*125 kVA & 1*65.5 kVA	1*125 kVA & 1*65.5 kVA
			Water Requirement & Source	51 ML	51 ML
			STP (Modular)		1 (50 KLD)
			Anti-Smog Gun		As per NGT orders 1 antismog gun will be provided in the project area



**ENVIRONMENT MANAGEMENT PLAN BUDGET**

<b>COMPONENT</b>	<b>CAPITAL COST (INR LAKH)</b>	<b>RECURRING COST (INR LAKH/YR)</b>
<b>Sewage Treatment Plant</b>	49.0	12.5
<b>Rain Water Harvesting System</b>	10.0	2.0
<b>Solid Waste Management</b>	4.5	1.5
<b>Environmental Monitoring</b>	NIL	9.0
<b>Green Area Development</b>	2.5	1.0
<b>Others (Energy saving devices, miscellaneous)</b>	10.0	1.5
<b>Fund allocated for Wild Life Conservation</b>		
➤ <b>Plantation of tress</b>	3.0	1.5
➤ <b>Digging of Ponds</b>	2.5	0.25
➤ <b>Construction of feeding     Platforms and enclosure</b>	1.0	0.25
➤ <b>Awareness Generation</b>	1.5	0.50
➤ <b>Putting artificial nests on tress</b>	0.50	0.50
<b>CSR/CER/Environment Budget</b>	185.0	0.0
<b>TOTAL</b>	<b>269.5</b>	<b>30.5</b>

The Discussion was held on Revised water balance, revised STP, Population details, location of 3 points, SO2 Calculations on HSD, Revised EMP, Cizra Map, traffic circulation plan, revised Green plan, ECBC, Forest NOC, Water assurance, power assurance, wildlife activity, school in vicinity etc and certain observations were raised which were replied by the PP vide letter dated 11.11.2020. The PP submitted that Rs.8.5 Lakhs as capital cost and Rs.3 lakhs as recurring cost will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.

After detailed deliberations the Committee rated this project with “**Gold Rating**” and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

**A. Specific conditions:-**

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening

2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
4. The PP shall spent Rs 8.5 Lakhs as capital cost and Rs.3lakhs as recurring cost on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05 kms radius of the site in different scenarios of space and time
9. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 6,079.2(@ 20.7% of net plot area)shall be provided for Green Area development for whole project
10. The PP shall submit the Forest NOC from the Competent Authority.
11. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
12. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
13. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by 30% if HSD is used.
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 project.
20. 3 Rain water harvesting recharge pits shall be proposed in addition to 5 already provided pit for ground water recharging as per the CGWB norms
21. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 8 RWH pits.
22. The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase
24. The PP shall provide the mechanical ladder for use in case of emergency.
25. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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

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

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

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

of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board

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

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

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

be done.

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

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

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

#### IV Energy Conservation Measures

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

#### V Waste Management

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

## VI Green Cover

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

## VII Transport

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

## VIII Human Health Issues

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

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

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

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility for existing part and shall comply with as applicable, regarding Corporate Environment Responsibility for expansion part.
- 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.

**205.14 EC for Expansion of affordable group housing colony village Badshahpur, Sector 68, Gurugram, Haryana by M/s Sai Aaina Farms Pvt. Ltd**

**Project Proponent : Not Present**

**Consultant : Not Present**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/56399/2019 on dated 15.09.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006. The TOR was granted on dated 22.07.2019. Then, the PP submitted the EIA/EMP report.

Thereafter, the case was taken up in 203<sup>rd</sup> meeting of SEAC Haryana held on 16.10.2020 but the PP requested vide letter dated 15.10.2020 for the deferment of the case which was considered and acceded by the SEAC.

Then, the case was taken up in 205<sup>th</sup> meeting of SEAC Haryana held on 10.11.2020 but the PP requested vide letter dated 29.09.2020 for the deferment of the case which was considered and acceded by the SEAC

**205.15 EC for Expansion cum modification of Residential Multistoried Group Housing Project at Village Prahladpur, Sector 80, Faridabad, Haryana by M/s Ansal Crown Infrabuild Pvt. Ltd**

**Project Proponent : Mr. O.P. Wahi**

**Consultant : Vardan EnviroNet**

The project was submitted to the SEIAA, Haryana vide online proposal no SIA/HR/MIS/57388/2018 dated 28.10.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 205<sup>th</sup> meeting of SEAC Haryana held on 10.11.2020. The PP presented the case before the committee

- The Proposed project is for EC for Expansion cum modification of Residential Multistoried Group Housing Project at Village Prahladpur, Sector 80, Faridabad, Haryana by M/s Ansal Crown Infrabuild Pvt. Ltd
- Earlier EC was granted to the project for total plot area 73,102.5sqm and built up area 152503.34sqm vide letter dated 16.06.2008 which was extended upto 16.06.2013.
- The Building plans were approved for an area measuring 18.05acres vide letter no. 8933 dated 27
- Asola Bhatti Wildlife Sanctuary falls within 9.7 km from the project area.
- The Project falls under Faridabad Mater Plan 2031.
- The PP submitted the compliance report from HSPCB vide letter no. HSPCB/FR/2020/2609 Dated 27.10.2020.

### Status of Construction:

There are total 11 towers (including EWS) out of that 9 are constructed with civil structure ready. EWS (Tower-11) civil structure is also ready. 2 towers are yet to be constructed.

S. No.	Description	Tower 1	Tower 2	Tower 3	Tower 4	Tower 5	Tower 6	Tower 7	Tower 8	Tower 9	Tower 10	EWS (Tower 11)	Club	Convenient Shopping
1.	Civil Structure	100	100	100	95	0	0	100	100	100	100	100	100	100
2.	Sewer System	0	0	0	0	0	0	100	100	100	100	100	100	100
3.	Drainage System	0	0	0	0	0	0	100	100	100	100	100	100	100
4.	Flushing System	0	0	0	0	0	0	100	100	100	100	100	100	100
5.	Water Supply	0	0	0	0	0	0	100	100	100	100	100	100	100
6.	Electrical Light	0	0	0	0	0	0	100	100	100	0	0	100	100
7.	STP-KLD	70	70	70	70	70	70	70	70	70	70	70	70	70
8.	Landscape Works	10	10	10	10	10	10	100	100	100	70	10	100	100

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

### In Expansion Cases

<b>Name of the Project: Expansion cum Modification of Residential Multistoried Group Housing Project, at Village Prahaladpur, Sector- 80, Faridabad (HR) by M/s Ansal Crown Infrabuild Pvt. Ltd.</b>				
Sr. No.	Particulars	Existing	Expansion	Total Area (in M <sup>2</sup> )
	<b>Online Project Proposal Number</b>	<b>SIA/HR/MIS/57388/2018</b>		
1.	Latitude	28°23'09.0"N		
2.	Longitude	77°20'25.4"E		
3.	Plot Area	73,102.50 (18.05 Acres)	-56.86	73,045.64 (18.05 Acres)
4.	Net Plot Area	68,189.42 (16.84 Acres)	--	68,189.42 (16.84 Acres)
5.	Proposed Ground Coverage	--	--	8,350.44
6.	Proposed FAR	--	--	1,18,142.25
7.	Non FAR Area	--	--	56,633.43
8.	Total Built Up area	1,52,503.34	22,272.34	1,74,775.68
9.	Total Green Area with Percentage	--	--	21,306.00 (31.25%)

10.	Rain Water Harvesting Pits		--	--	17
11.	STP Capacity		580 KLD	-80 KLD	500 KLD
12.	Total Parking		--	--	1716 ECS
13.	Organic Waste Converter		--	--	Total 3 nos. of OWC of capacity 1,850 kg/day(1×1,250 + 1×500+ 1×100Kg/day)
14.	Maximum Height of the Building (m)		59.45 m	--	59.45 m
15.	Power Requirement		--	--	7677 KVA
16.	Power Backup		--	--	6 DG Sets of 2640 KVA (4*500 KVA + 2*320 KVA)
17.	Total Water Requirement		636 KLD	-73 KLD	563 KLD
18.	Domestic Water Requirement		--	--	338 KLD
19.	Fresh Water Requirement		--	--	338 KLD
20.	Treated Water		--	--	225 KLD
21.	Waste Water Generated		547 KLD	-161 KLD	386 KLD
22.	Solid Waste Generated		2056 Kg/day	510 Kg/day	2566 Kg/day
23.	Biodegradable Waste		--	--	1,540 Kg/day
24.	Number of Towers		--	--	11
25.	Dwelling Units/ EWS		Total Dwelling Unit- 880 Nos. General Dwelling Unit- 772 Nos. EWS Unit- 108 Nos.	--	Total Dwelling Unit- 980 Nos. General Dwelling Unit- 740 Nos. EWS Unit- 132 Nos. Servant Unit- 108 Nos.
26.	Salable Units		Total Dwelling Unit- 880 Nos. General Dwelling Unit- 772 Nos. EWS Unit- 108 Nos.	--	Total Dwelling Unit- 980 Nos. General Dwelling Unit- 740 Nos. EWS Unit- 132 Nos. Servant Unit- 108 Nos.
27.	Basement		2	--	2
28.	Community Center		--	--	1
29.	Stories		--	--	G+19
30.	R+U Value of Material used (Glass)		--	--	U = 1.13 W/sqm K
31.	Total Cost of the project:	i) Land Cost	139 Cr.	--	139 Cr.
		ii) Construction Cost			
32.	EMP Cost/Budget		Capital Cost- 125 lacs Expense done (2007 to till now)- 67lacs	--	Construction Phase: Capital Cost- 35 lacs Recurring Cost- 45 lacs Operation Phase: Capital Cost- 118 lacs Recurring Cost- 305 lacs
33.	Incremental Load in respect of:	PM 2.5	--	--	0.00001µg/m <sup>3</sup>
		PM 10	--	--	0.0003µg/m <sup>3</sup>
		SO <sub>2</sub>	--	--	0.0006 µg/m <sup>3</sup>
		NO <sub>2</sub>	--	--	0.00003µg/m <sup>3</sup>

		CO	--	--	--
35.	Construction Phase:		Power Back-up	Temporary DG Sets	Temporary DG Sets
			Water Requirement & Source	STP Treated Water	STP Treated Water
			STP (Modular)		1
			Anti-Smoke Gun		As per NGT orders 1 antismog gun will be provided in the project area

**Existing Phase -EMP Budget**

Description	Capital Cost (Lakhs)	Expense done (Lakhs) (2007 to till now)
Water for Dust suppression	0	6.0
Waste Water Management (Mobile toilets etc.)	0	2.0
Waste Water Management (STP)	85	9
PPE for workers & Health Care	0	6.0
Solid Waste Management	0	5.0
Monitoring for Air, Water, Noise & Soil	0	7.0
Rain water Harvesting	20	12
Green Belt Development	20	20
<b>Total</b>	<b>125 Lakhs</b>	<b>67.0 Lakhs</b>

**Expansion Phase-EMP Budget**

Description	During Construction Phase		Description	During Operation Phase	
	Capital Cost (Lakhs)	Recurring Cost (Lakhs for Five Year)		Capital Cost (Lakhs)	Recurring Cost (Lakhs for Ten Year)
Water for Dust suppression	0	10	Solid Waste Management	30	60
Waste Water Management	0	10	Waste Water Management (STP)	0	110
Air, Noise, Soil, Water Monitoring	0	5	Monitoring for Air, Water, Noise & Soil	0	20
PPE for workers & Health Care	5	10	Rain Water Harvesting	0	41
Medical facilities & Others	5	10	Green Belt Development	45	70

Rain Water Harvesting	25	0	Energy Saving	43	4
<b>Total</b>	<b>35</b>	<b>45</b>		<b>118</b>	<b>305</b>

The discussion was held on revised water balance, Forest NOC, Wildlife activity, Structure stability, CSR, ECBC, revised EMP, certified compliance report etc. and certain observations were raised which were replied by PP vide letter dated 10.11.2020. The PP submitted that Rs 5 lakhs will be spent on various wildlife conservation activities like artificial nests on the trees, digging of ponds and construction of feeding platforms through Environment Management Plan.

After detailed deliberations the Committee rated this project with “**Gold Rating**” and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

**A. Specific conditions:-**

- 1) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
- 2) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- 3) The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
- 4) The PP shall spent Rs 5 lakhs on various wildlife conservation activities like artificial nests on the trees, digging of ponds, construction of feeding platforms through Environment Management Plan.
- 5) The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- 6) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- 7) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
- 8) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time

- 9) No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed 21,306.00 (31.25%) shall be provided for Green Area development for whole project.
- 10) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- 11) Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
- 12) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 13) The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
- 14) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by 30% if HSD is used.
- 15) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
- 16) The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
- 17) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
- 18) The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
- 19) 17 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
- 20) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of 17 RWH pits.
- 21) The PP shall provide the Anti smog gun mounted on truck in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
- 22) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 23) The PP shall provide the mechanical ladder for use in case of emergency.
- 24) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

**B. Statutory Compliance:**

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

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

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

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

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

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

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



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

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

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

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

### **IV Energy Conservation Measures**

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

### **V Waste Management**

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating

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

## VI Green Cover

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

## VII Transport

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

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

## **VIII Human Health Issues**

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

## **IX Corporate Environment Responsibility**

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility for existing part and shall comply with as applicable, regarding Corporate Environment Responsibility for expansion part.
- 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.

**205.16 EC for Expansion of Affordable Group Housing Colony project at Village Behrampur, Sector 63-A, Gurugram, Haryana by M/s CZAR Buildwell Pvt Ltd.**

**Project Proponent : M. Ashok Punia**

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

The project was submitted to the SEIAA, Haryana vide online proposal no SIA/HR/MIS/181237/2020 dated 19.08.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The Project was taken up in 205<sup>th</sup> meeting of SEAC Haryana held on 10.11.2020 but the PP requested vide letter dated 10.11.2020 for deferment of the case and also requested to take up the case in the next meeting which was considered and acceded by the SEAC and decided to take up the case in the next meeting.

**205.17 EC for Proposed Mining Project "Stone along with associated Minor Mineral Mine, Projection capacity (ROM) 15307992.7 TPA at Khasra No. 132 Min, Mine Area 48.87 Ha Near Village Dadam, Tehsil Tosham, District Bhiwani, Haryana by M/s Govardhan Mines & Minerals.**

**Project Proponent : Mr. Jitin Kalra**  
**Consultant : M/s Overseas Min-Tech Consultants**

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/56009/2018 on as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 1(a) of EIA Notification 14.09.2006. The PP submitted the EIA report along with prefeasibility report, DSR, Mining plan and closure plan on dated 04.09.2020. Thereafter, the case was taken up in 205<sup>rd</sup> meeting of SEAC Haryana held on 10.11.2020. The PP presented the case before the committee

- M/s Govardhan Mines & Minerals, House No.51.Urban Estate-2, Hisar, Haryana was granted a mining lease of Dadam Stone Mines in respect of Stone and other associated minor minerals over an area of 48.87 Hectares for a period of 10 years.
- The Stone along with associated minor mineral mining lease have an area of 48.87ha in Government waste land.
  - Latitude : 28°53' 14.7375"N to 28°53' 08.9423"N
  - Longitude: 75°50' 40.0167"Eto 75°50' 52.0524"E
  - Marked on Survey of India Toposheet No. 14 P /13.
- The lease was granted through an open auction held on 04.01.2018 in which the Proponent M/s Govardhan Mines & Minerals offered the highest bid which was accepted by the State Government. Subsequently, the State Govt., having accepted the highest bid, issued the Letter of Intent (LOI) in the favour of M/s Govardhan Mines & Minerals in respect of Dadam Stone Mines for an area of 48.87 Hectares.
- Letter of Intent (LOI) issued from Mines and Geology of Haryana vide their order no. DMG/HY/ML/Dadam/2018/5062 on dated 11.10.2018
- The proposed mining project is owned by M/s Goverdhan Mines and Minerals which is a partnership firm. The partnership deed has been placed on record.
- Earlier this project was in the name of M/s KJSL-Sunder (JV), EC granted vide letter noJ-11015/100/2014-IA-II (M) on dated 28thOctober 2015 but due to order of Hon'ble High Court mining operation stopped and mining lease cancelled
- M/s Goverdhan Mine & Minerals approached the High Court and stated that earlier the project got environment clearance and looking into the matter Hon'ble High Court allots the mining operation as per term and conditions for pervious lease for the period of 2 months. This mine is in operational phase and it is submitted by PP that the maximum production achieved has not crossed the limits of EC granted to earlier.
- Consent to operate under Section 21/22 of Air (Prevention & Control of Pollution) Act, 1981 has been granted by HSPCB vide letter no.HSPCB/Consent/: 313100419-BHICTO-6356744 dated 25/02/2019 to 30/09/2020
- Term of References (ToR) were approved by SEIAA, Haryana vide letter No. SEIAA/HR/2019/354 dated 03.10.2019 for the proposed mining lease of Stone along with associated Minor Mineral at Khasra no. 132 min Village Dadam, Tehsil Tosham, District Bhiwani, Haryana.
- The Mining Plan with Progressive Mine Closure Plan has been approved by the Director Mines and Geology, Haryana, vide letter no. DMG/ HY/ MP/ Dadam/ 2018/

3174-3177 dated 11.06.2019. Copy of approved Mining plan placed in record.

- The main block which is 48.87 Hectares in area is in the form of a hill sloping in all directions. It consists of massive deposits of quartzite stone without any soil cover on it.
- It is proposed to excavate approximately 15307992.7 TPA of minor mineral Stone along with associated minor mineral by Open-cast mechanized method. The lease area is 48.87Ha and total geological reserves are 189423801.6 MT. The total Minerable for life of mine is 136781478.066 tonne. The average annual production for next five years is 74987617.9 tonne. After completion of five years the remaining reserve will be 61793860.166 tonne. The expected life of the mine will be 10years
- The area is barren except some patchy bushes. The highest altitude of the area is 330 mRL and lowest level at the adjacent ground is 224 mRL. The height of the lease area above the ground level is 106m and the drainage pattern is in all directions
- Primary baseline data on ambient air quality, water quality, noise level, soil and flora and fauna were collected in Summer season (March, April and May) 2019
- A detailed hydro-geological study has been undertaken and submitted by PP that the proposed mining in the next five years is proposed to be carried out to a depth of 190 mRL. that the Mining activity will not intersect the ground water table as the working depth for plan period will be 190mRL and The groundwater table in the region varies from 78m (Post-Monsoon) to 80 m (Pre-Monsoon) hence at any point of time; mine working will not intersect the groundwater table.
- Public hearing was held on dated; 28.07.2020 and the point raised by participants were included in EMP.
- However the PP reported, CWP-28378-2018(O&M) M/S GOVERDHAN MINES & MINERALS VS STATE OF HARYANA & ORS Hon'ble H'court passed an order on 2.11.2018 that we bind the petitioner to such an undertaking that he shall furnish to the respondents-State and become compliant with regard to the monetary liabilities and its discharge without any default. Since an environment clearance has indeed been granted by the Union of India for a period of ten years qua this mine, it would be safe to permit the petitioner to commence mining but subject to the final appraisal by the State in this regard, which they shall conclude within a period of two months. since an environment clearance has indeed been granted by the Union of India for a period of ten years qua this mine, it would be safe to permit the petitioner to commence mining but subject to the final appraisal by the State in this regard, which they shall conclude within a period of two months". Further on 28.10.2020 Counsel for respondent No.7 of CWP has pointed out that even if the environment clearance is granted to the petitioner, the mining cannot continue. This aspect is left open and counsel for the parties will be heard on the next date of hearing and next date of hearing is fixed for 09.12.2020.
- The PP reported that Case number CWP/9179/2020; CWP/12446/2019; CWP/2837/2018; CWP/28821/2019; CWP/7916/2020; CS/200/2020; CM/28/2020; CM/33/2019; CS/127/2019; CS/39/2020; CS/117/2020; CS/115/2019; CS/18/2020; CM/48/2019; CS/90/2019; CS/91/2019; CS/70/2020; CS/126/2020; CS/22/2020; NACT/1576/2020; NACT/62/2020; CMA/59/2019; CMA/59/2020; CMA/16/2020; CMA/17/2020 are pending in various courts and committee decided that the appraisal is carried subject to the outcome of Hon'ble Supreme Court of India, Hon'ble High Court of India and any other court of law, if any as applicable to this project.

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

<b>Name of the Project: Dadam Stone along with associated minor mineral mining is a proposed project of M/s Govardhan Mines &amp; Minerals located at Village Dadam, Tehsil Tosham, District Bhiwani (Haryana) over an area of 48.87 ha.in Khasra No. –132 min. That is Govt. land.</b>				
<b>Sr. No.</b>	<b>Particulars</b>			
1.	Online Proposal Number	SIA/HR/MIN/56009/2018		
2.	Latitude	<b>Pillar No.</b>	<b>Latitude</b>	<b>Longitude</b>
3.	Longitude	P-1	28°53' 14.7375"N	75°50' 40.0167"E
		P-2	28°53' 12.2466"N	75°50' 52.8342"E
		P-3	28°53' 17.4676"N	75°50' 54.0918"E
		P-4	28°53' 16.8270"N	75°50' 57.3155"E
		P-5	28°53' 12.6596"N	75°50' 56.968"E
		P-6	28°53' 11.4548"N	75°51' 01.0161"E
		P-7	28°53' 13.2672"N	75°51' 03.964"E
		P-8	28°53' 13.2686"N	75°51' 04.9481"E
		P-9	28°53' 10.6602"N	75°51' 06.5519"E
		P-10	28°53' 08.9869"N	75°51' 13.1325"E
		P-11	28°53' 09.1481"N	75°51' 15.5943"E
		P-12	28°53' 11.7797"N	75°51' 18.1465"E
		P-13	28°53' 12.9145"N	75°51' 21.3148"E
		P-14	28°53' 11.7833"N	75°51' 22.2179"E
		P-15	28°53' 01.9383"N	75°51' 22.4746"E
		P-16	28°53' 01.9450"N	75°51' 21.5245"E
		P-17	28°52' 56.9241"N	75°51' 18.453"E
		P-18	28°52' 55.6067"N	75°51' 16.6778"E
		P-19	28°52' 55.4439"N	75°51' 12.6869"E
		P-20	28°52' 58.0181"N	75°51' 11.5553"E
		P-21	28°52' 59.1414"N	75°51' 8.0164"E
		P-22	28°52' 58.4532"N	75°51' 4.4678"E
		P-23	28°52' 56.3512"N	75°51' 2.2339"E
		P-24	28°52' 54.9888"N	75°50' 59.455"E
		P-25	28°52' 51.9484"N	75°50' 58.1109"E
		P-26	28°52' 52.0634"N	75°50' 55.4144"E
		P-27	28°52' 50.2454"N	75°50' 51.3455"E
		P-28	28°52' 51.8567"N	75°50' 46.0144"E
		P-29	28°52' 55.8663"N	75°50' 41.8626"E
		P-30	28°53' 01.6066"N	75°50' 38.7877"E
		P-31	28°53' 06.4183"N	75°50' 36.9323"E
		P-32	28°53' 12.6679"N	75°50' 37.8223"E
		P-33	28°53' 11.3924"N	75°50' 42.3651"E
		P-34	28°53' 07.3594"N	75°50' 39.9908"E
		P-35	28°52' 58.8510"N	75°50' 43.0553"E
		P-36	28°52' 55.5215"N	75°50' 45.0233"E
		P-37	28°52' 53.9391"N	75°50' 47.2003"E
		P-38	28°52' 53.8676"N	75°50' 51.1492"E
		P-39	28°53' 05.3629"N	75°50' 55.1028"E
		P-40	28°53' 08.9423"N	75°50' 52.0524"E

4.	Plot Area /Lease Area	48.87 Ha
5.	Total Green Area with %	16.1 ha (33%)
6.	Total Water Requirement	55.78 KLD
7.	Domestic Water Requirement	9.0 KLD
8.	Fresh Water Requirement	55.78 KLD
9.	Waste Water Generated	6.3 KLD (Domestic waste)
10.	Solid Waste Generated	45 kg (Municipal waste )
11.	Total Cost of the project:	Land Cost Govt land . Expected Project cost: Rs. 25 Crore /- Recurring- 26.99 Lakh/Annum
12.	CER	36.49 lakh/- CSR Cost-29.0 lakh/-
13.	EMP Budget	Capital - Rs. -15.02 Lakh/- Recurring- 26.99 Lakh/Annum
14.	Incremental Load in respect of:	PM 10 21.8µg/m3

### EMP BUDGET

S. No.	Description of Item	Budgetary Calculation	Capital Cost (in Lac)	Recurring Cost (Rs/Lac) Per Annum
1	Air Pollution Control	Water Sprinkling (300 days x 2 times x 1200 Rs./day) =7,20,000 Rs./-	--	7.20
2	Environmental Monitoring and Management	Air quality Monitoring (location x Monitoring Frequencies x Cost) (7x2x5000) =70000 Rs./- Ground Water sampling analysis (7x2x5000) = 70,000 Rs./- Surface Water sampling analysis (2x2x5000) = 20,000 Rs./- Soil Sampling Analysis (7x2x5000)= 70,000 Rs./- Noise Sampling (7x2x3000)=42,000 Rs./-	----	7.72
3	Green Belt Development	(200 Rs./plant) 200 X 2013= 4,02,600 Rs./- Water and maintenance cost for Plant (500 Rs/plant) 500 X 2013 =10,00,650 Rs./-	4.02 Lac	10.0
4	Schedule – I conservation plan cost (Indian Peafowl)	Funds to be submitted by the user agency to Divisional Wild Life Officer	50 (For 10 Years )	---
5	Education	Scholarship to Meritorious Student of Nearby School (2 Lac/ year for 10 Years)	20 Lac	----
6	Education	Scholarship to Handicapped Students of Nearby School (50,000/ Student for 10 Years)	10.0 Lac	
7	For EMP Budget	Rs. 51.0 Lac for EMP purpose will be given to Gram Panchayat	51.0	
8	Social Welfare	Health check-up Camp, Sanitation facility, Infrastructure Development in nearby school, Education facility such	---	36.49



		as Books, Uniforms, Organizing Sports Day and Plantation in community areas.		
		Awareness programme on cancer and AIDS, Rain Water Harvesting structure in Panchayat, Repairing of school and Panchayat Bhawan as required, Help in Sanitation development in Dadam village	29.0	---
<b>Total</b>			<b>164.02</b>	<b>61.41</b>

#### Land use pattern of Mining lease Area

S.no	Particulars	Existing Area in Ha	In 5 years Area in Ha	At the end of life of mine in Ha
1.	Area Excavated due to Mining	34.6672	44.1807	45.7033(water reservoir)
2.	Dump or waste overburden	-	-	-
	Area under plantation	-	2.7827	2.7827
3.	Infrastructure Road, electric line etc.	1.5863	1.9066	0.3840
4.	Undisturbed area	12.6165		
	Total area	48.87	48.87	48.87

#### Ultimate Pit Limits

It is proposed to work the deposit from the top to bottom of the top surface level. Accordingly, the Ultimate Pit Limit has been drawn up to the 150MRL (refer conceptual plate),

Proposed ultimate pit angle 70 degree as the rock is competent enough to make the slope stable. Excavated part will be developed a water reservoir for water recharge and will be properly fenced and secured to stop the inadvertent entry. Also proposed to reuse rainwater for nearby villages for agriculture purposes.

#### Ultimate size of the pit:

##### Block:-

s.no	Length(in m)	Width(in m)	Depth(in m)
1	536	528	78(from ground level)

**Table 5: Year wise production details**

Sr..no.	mRL	Stone (tone)	Mineral Rejects	Total Mineral (tone)
1.	330-250	15001832.85	306159	15307992.7
2.	250-220	14616034.97	298286.428	14914321.4
3.	300-210	14666250.	37294808.63	14961059
4	230-200	14683239.65	299657.952	14982897.6
5	200-190	14524920.256	296426.944	14821347.2
Total		73492278.096	1495339.804	74987617.9

**Table 6:- Mineral waste generation**

Year	Mineral Reject(tonne)
1st year	306159.85
2 <sup>nd</sup> year	298286.428
3 <sup>rd</sup> year	294808.63
4 <sup>th</sup> year	299657.952
5 <sup>th</sup> year	296426.944
Total	1495339.804

**Table 6: List of Machinery**

Sr. no.	Type of Machine	Class/ Capacity of machine	Number of machine
1.	Hydraulic Excavators	480 class Bucket Capacity 1.85 m3	19+5
2.	Drill machine	Hydraulic DTH 102-115mm dia	3+1
3.	Hydraulic rock breaks	Fitted on 210 class excavator	1
4.	Dumpers	25MT	56=14
5.	Explosive Van		1
6.	Ambulance		1
7.	Service Vehicle for Maintenance		1
8.	Transport Vehicle for Manager and staff		2
9.	Disel tanker		1

**Table 7: Details of blasting parameters**

Total quantity of explosive required per day= 4878 kg/day

Depth of diameter of hole	11 m depth; 100 mm dia
Blasting pattern	2 row blasting
Space between holes	4 meter
Burden spacing	3.5 meter
Charge per hole	40kg
Yield per hole	410MT
Powder factor	10.25 tonne per kg of explosive.

**Powder Factor in Ore:**

10. 25 tones per kg of explosives. Blasting will be done for heavy purpose only.

Yearly Production (Mineral+Reject)	:	150.0 lakh tonnes
Average daily excavation	:	15000000/300=50000 tonnes
No. of holes drilled per day	:	150

Main charge per hole	:	40kg
Total main charge per day	:	6000kg
Explosive in each round	:	840kg. (As taken seven rounds)
Yield/Hole	:	410MT
Powder Factor	:	10.25MT/kg

- Method of Mining will be mechanized opencast for mining of Quartzite stone (Minor Mineral) with production capacity of 15 Million TPA by digging, sorting, grading and transportation of mineral by Trucks/dumpers. Deploying heavy earth mining machines and deep hole drilling blasting. The PP informed that no crusher will be installed in the MLA. It is proposed to work from top to bottom with ultimate pit slope of 70° by forming bench height of 10 meter and 10m width. Afforestation to be carried out has been marked on year wise production and development plan, Plate No.-5. The ground water table is about 78m below from surface level.
- Project proponent reported that ground vibration, fly rock, air blast, noise, dust and fumes are the deleterious effect of blasting on Environment. Ground vibration from mine blasting is expressed by amplitude, frequency, duration of blast. By adopting controlled blasting, the problems will be greatly minimized and the impacts will also be minimized by choosing proper detonating system, optimizing total charge and charge/delay. Controlled blasting by using slurry explosive along with non electrical nonel delay detonators will be carried out
- The method of mining will be open cast mechanized means in two production shifts & one maintenance shift, each of 9 hrs under the supervision of qualified 1<sup>st</sup> class mines manager/mining engineer. For lightening during night, portable light will be placed at convenient place. Although electricity is available near to site, DG set are also proposed to be kept in case of failure of electricity.
- PP submitted that all the precautions laid down in MMR-1961 Regulation 124 will be strictly complied such posting of two person at the extreme end of the road, Communication between them and putting the red flag both the sites, not allowing the traffic until clearances from site is taken that all the holes loaded has been blasted.
- The year wise mine development plan has been proposed from top to bottom working, so that at the last stage almost complete area will be worked to recover maximum mineral and to restore the land to its optimum reclamation for future use. The year wise plan & sections and position of the benches at the end of each year have been prepared and given in Plate No. 5. There is no overburden material in the area to be mined.
  - During the period of first year, the work will be carried out between 330 -250 mRL by forming 9 benches of 10m height as shown on Plate No. 5A of Mining Plan
  - In the period of second year, the work will be carried out between 250 -220 mRL by forming 3 benches of 10m height as shown on Plate No.5Bof Mining Plan.
  - During the period of third year, the work will be carried out 300-210 mRL by forming 9 benches of 10m height as shown on Plate No. 5C of Mining Plan.
  - In fourth year, the work will be carried out between 230-200 mRL by forming 3 benches of 10m height as shown on Plate No. 5Dof Mining Plan.
  - In fifth year, the work will be carried out between 200-190 mRL by forming 1 benches of 10m height as shown on Plate No. 5E of Mining Plan.
  - Proposed ultimate pit angle is 70° as the rock is competent enough to make the slope stable. Conceptually, excavated area will be developed as water reservoir, which will recharge the ground water table. Excavated part will be fenced and secured to stop the inadvertent entry. Accumulated rainwater will also be useful to supply the drinking water to the nearby residents & for agricultural purposes.
- Ambient Air Quality Monitoring reveals that the minimum and maximum concentrations of PM10 for all the 7AAQM stations were found to be 42.26 µg/m<sup>3</sup> and 65.33 µg/m<sup>3</sup> respectively and minimum and maximum concentrations of PM2.5 for all the 7AAQM stations were found to 18.46 µg/m<sup>3</sup> and 35.43 µg/m<sup>3</sup> respectively. The minimum and maximum concentrations of SO<sub>2</sub> were found to be 11.15 µg/m<sup>3</sup> and 17.77 µg/m<sup>3</sup> respectively. The minimum and maximum

concentrations of NO<sub>2</sub> were found to be 11.24 µg/m<sup>3</sup> and 27.41 µg/m<sup>3</sup> respectively. The range of Free Silica in PM<sup>10</sup> was found to be µg/m<sup>3</sup> from 1.6 to 1.96 µg/m<sup>3</sup>. The prescribed CPCB limit of SO<sub>2</sub> and NO<sub>2</sub> is 80 µg/m<sup>3</sup> for residential and rural areas has never surpassed at any monitoring station.

- It is proposed to have plantation on statutory boundary barrier, & Panchayat land and schools to provide cover against dust dissemination plantation will also be carried out as social forestry programmed in villages school and the areas allocated by the Panchayat/state authorities. It is proposed that about 33% of total lease area i.e. 16.11 ha in which 2.7827 ha lease area and remaining 13.3273 ha outside the lease area (Panchayat Land and Schools) will be used for plantation. At the end of life of mine entire area will be converted into water reservoir.

The discussion was held on Public hearing, TOR points, EIA report, EMP, Baseline data, DG set, So<sub>2</sub> released, Surface waterbed, Noise level during blasting, Schedule 1 species, Conservation plan, Green plan, Over burden, LOI, Partnership deed, High court orders, Economic validity of ore, % constituents of ore, Dust constituents, CER, DTH drill machine D50 of 127mm dia., DTH fitting with wet drilling system, Daily use of explosive, PESO approval, NOC from Explosive and approval, scope of testing of Testing lab, Aravalli plantation in Khasra no. 132, section plan, Key plan, Surface Geological plan, Traffic study, Number of employees, slope of pit, Haul road, pit stability, wall slope, Muffle blasting, pattern of blasting, bench pattern, calculation of safety, dilution of different bench height etc and certain observations were raised.

The PP submitted the reply of observation vide letter dated 10.11.2020 along with affidavit dated 11.11.2020 attested by Notary mentioning that

- That PP shall not do any mining work in Aravalli area.
- The PP shall not intersect the ground water table during mining work. The mining work will be stopped above the ground water table as per rules.
- The PP will not do any illegal mining work.
- The approved Wild Life Conservation Plan shall be submitted to SEIAA before start of mining work on new Environment Clearance (EC).
- The PP shall spend total Rs.20 lakhs in ten years (2 lakhs per year) to award scholarship to students who secured merits in dadam and nearby villages.
- The PP shall give financial help of Rs. 50000 per handicapped person and total of Rs.10 lakhs in ten years in dadam and nearby villages.
- The PP shall give Rs.51 lakhs to Gram Panchayat Dadam as announced in Public Hearing.
- The PP also submitted that the total area falls in Aravalli plantation is 14.63 ha which is demarcated in Plan by DFO(placed on record)

The reply was placed before the SEAC and committee discussed and acceded the reply and after deliberations the Committee was of the unanimous view that this case be recommended for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

**A: Specific conditions:-**

1. The Environmental clearance is valid for 10 years from the start of mining as the life of mine is 10 years. The period of mining as per Hon'ble H'court order for which mining has been carried on earlier Environment clearance granted to the project. The Mining is in progress as per Hon'ble High Court orders.
2. The Environmental clearance is subject to obtaining clearance, if any, under the wild life (protection) Act,1972 from the competent Authority, as applicable to the project
3. The PP shall submit the approved wild life conservation plan from the competent Authority before the meeting of SEIAA.
4. The Environmental clearance is granted subject to the Final outcome of Hon'ble Supreme Court of India, Hon'ble High Court of India and any other court of law, if any as applicable to this project.
5. The PP shall not carry mining in the Aravalli plantation of Khasra no 132 and also get demarcated from forest department and also not to carry out any mining in the demarcated area by DFO.
6. The PP shall submit the renewed/valid CTO from HSPCB after 30.09.2020 before the meeting of SEIAA.
7. The PP shall construct the pucca link roads to the mining site before the start of mining.
8. The PP shall prepare the Mine safety plan and get it approved from the cometent authority before the start of mining
9. Main haulage road in the mine should be provided with permanent water sprinklers and other roads should be regularly wetted with water tankers fitted with sprinklers.
10. Transportation of the minerals by road passing through the village shall not be allowed. A 'bypass' road should be constructed (say, leaving a gap of at least 200 meters) for the purpose of transportation of the minerals so that the impact of sound, dust and accidents could be mitigated. The Project Proponent shall bear the cost towards the widening and strengthening of existing public road network in case the same is proposed to be used for the Project. No road movement should be allowed on existing village road network without appropriately increasing the carrying capacity of such roads.
11. Likewise, Alteration or re-routing of foot paths, pagdandies, cart roads, and village infrastructure public utilities or roads (for purposes of land acquisition for mining) shall be avoided to the extent possible and in case such acquisition is inevitable, alternative arrangements shall be made first and then only the area acquired. In these types of cases, inspection Reports by site visit by experts may be insisted upon which should be done through reputed institutes.
12. The PP shall ensure that total 2% of the cost of project shall be spent on EMP Budget. However, the amount and component shown in EMP table above shall also be included for the purpose of 2% amount. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
13. Socio Economic Development of the neighborhood Habitats could be planned and executed by the Project Proponent more systematically based on the 'Need based door to door survey' by established Social Institutes/Workers. The report shall be submitted to the SEIAA located at Chandigarh on six monthly basis.
14. 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.
15. Proponent shall appoint an Occupational Health Specialist for Regular and Periodical medical examination of the workers engaged in the Project and maintain records accordingly; also, Occupational health check-ups for workers having some ailments like BP, diabetes, habitual smoking, etc. shall be undertaken once in six months and necessary remedial/preventive measures taken accordingly. The Recommendations of National Institute for ensuring good occupational environment for mine workers shall be implemented
16. An independent study be organized during peak activity, to understand how the actual compare with the carrying capacities and further decisions taken to maintain sustainability of this essential stone extraction and supply activity. Project Proponent shall ensure that the road may not be damaged due to transportation of stone.

- 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.
- 11 No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed the plantation in 13.40 hectares area will be carried out including statutory boundary barrier, Gram Panchayat, nearby schools, hospitals and along the road in consultation with local authority or Govt. Body. Native plant species as suggested by villagers/specialist may be planted
- 12 Implementation of Action Plan on the issues raised during the Public Hearing shall be ensured. The pp shall complete all the tasks as per the Action Plan submitted with budgetary provisions during the Public Hearing held on 28.07.2020. The PP shall spent total Rs. 20 lakhs in ten years (2 lakhs per year) to award scholarship to students who secured merits in dadam and nearby villages. The PP shall give financial help of Rs. 50000 per handicapped person and total of Rs. 10 lakhs in ten years in dadam and nearby villages. The PP shall give Rs. 51 lakhs to Gram Panchayat Dadam as announced in Public Hearing.
- 13 The mining operations shall be restricted to above ground water table and it should not intersect groundwater table. In case of working below ground water table, prior approval of the Ministry of Environment, forest and Climate Change and Central Ground Water Authority shall be obtained, for which a detailed hydro-geological study shall be carried out; The Report on six monthly basis on changes in Ground water level and quality shall be submitted to the Regional Office of the Ministry.
- 14 The pollution due to transportation load on the environment will be effectively controlled & water sprinkling will also be done regularly Vehicles with PUC only will be allowed to ply. The mineral transportation shall be carried out through covered trucks only and the vehicles carrying the mineral shall not be overloaded. Project should obtain 'PUC' certificate for all the vehicles from authorized pollution testing centres.
- 15 There shall be planning, developing and implementing facility of rainwater harvesting measures on long terms basis in consultation with Regional Director, Central Groundwater Board and implementation of conservation measures to augment ground water resources in the area in consultation with Central Ground Water Board.
- 16 Where ever blasting is undertaken as part of mining activity, the Project Proponent shall carry out vibration studies well before approaching any such habitats or other buildings, to evaluate the zone of influence and impact of blasting on the neighbourhood. Within 500 meters of such sites vulnerable to blasting vibrations avoidance of use of explosives and adoption of alternative means of mineral extraction, such as ripper/dozer combination/rock breakers/surface miners etc. should be seriously considered and practiced wherever practicable.A provision for monitoring of each blast should be made so that the impact of blasting on nearby habitation and dwelling units could be ascertained. The covenant of lease deed under Rule 31 of MCR 1960 provides that no mining operations shall be carried out within 50 meters of public works such as public roads and buildings or inhabited sites except with the prior permission from the competent authority
- 17 The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies before commencement of work.
- 18 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.
- 19 The pp shall take precautions to suppress the dust in and around the mining site. Use of effective sprinkler system to suppress fugitive dust on haul roads and other transport roads shall be ensured.
- 20 Implementation of Haryana Government Rehabilitation and Resettlement of Land Owners' Policy as per applicability in the area.
- 21 Implementation of Environment Management Policy of the Company w.r.t. judicious use of Mineral resources for growth & development synchronizing mining & environment with prosperity.

- 22 The Project Proponent shall also take all precautionary measures during mining operation for conservation and protection of endangered flora/fauna, if any, spotted in the study area.
- 23 The illumination and sound at night at project site, disturb the villages in respect of both human and animal population. Consequent sleeping disorders and stress may affect the health in the villages located close to mining operations. Habitations have a right for darkness and minimal noise levels at night. Project Proponent must ensure that the biological clock of the villages is not disturbed; by orienting the floodlights/masks away from the villagers and keeping the noise levels well within the prescribed limits for day light/night hours.
- 24 A comprehensive study for slope stabilization of mine benches and OB dumps shall be undertaken within one year.
- 25 The PP shall manage the overburden at the mining site if left after sale.
- 26 Washing of all transport vehicle should be done inside the mining lease.
- 27 The PP shall create environment division unit in the project for implementing the conditions of Environment clearance.
- 28 The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project if any and also obtained the CTO from HSPCB after the approval from CGWA
- 29 Any change in stipulations of EC of the approved mining plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
- 30 The PP shall adhere to the approved mining plan and approved closure plan by the competent authority.

**B: Statutory compliance:-**

1. This Environmental Clearance (EC) is subject to orders/ judgment of Hon'ble Supreme Court of India, Hon'ble High Court, Hon'ble NGT and any other Court of Law, Common Cause Conditions as may be applicable.
2. The Project proponent complies with all the statutory requirements and judgment of Hon'ble Supreme Court dated 2nd August,2017 in Writ Petition (Civil) No. 114 of 2014 in matter of Common Cause versus Union of India &Ors before commencing the mining operations.
3. The State Government concerned shall ensure that mining operation shall not be commenced till the entire compensation levied, if any, for illegal mining paid by the Project Proponent through their respective Department of Mining & Geology in strict compliance of Judgment of Hon'ble Supreme Court dated 2nd August, 2017 in Writ Petition (Civil) No. 114 of 2014 in matter of Common Cause versus Union of India &Ors.
4. This Environmental Clearance shall become operational only after receiving formal NBWL Clearance from MoEF&CC subsequent to the recommendations of the Standing Committee of National Board for Wildlife, if applicable to the Project.
5. This Environmental Clearance shall become operational only after receiving formal Forest Clearance (FC) under the provision of Forest Conservation Act, 1980, if applicable to the Project.
6. Project Proponent (PP) shall obtain Consent to Operate after grant of EC and effectively implement all the conditions stipulated therein. The mining activity shall not commence prior to obtaining Consent to Establish/Consent to Operate from the concerned State Pollution Control Board/Committee.
7. The PP shall adhere to the provision of the Mines Act, 1952, Mines and Mineral (Development & Regulation), Act, 2015 and rules & regulations made there under. PP shall adhere to various circulars issued by Directorate General Mines Safety (DGMS), Mines & Geology Department, Haryana and Indian Bureau of Mines from time to time.. Also adhere to Haryana Minor Mineral Concession, Stocking, Transportation of Minerals and Prevention of Illegal Mining Rules, 2012.
8. The Project Proponent shall obtain consents from all the concerned land owners, before start of mining operations, as per the provisions of MMDR Act, 1957 and rules made there under in respect of lands which are not owned by it.
9. The Project Proponent shall follow the mitigation measures provided in MoEFCC's Office Memorandum No. Z-11013/57/2014-IA.II (M), dated 29th October, 2014, titled "Impact of mining activities on Habitations-Issues related to the mining Projects wherein Habitations and villages are the part of mine lease areas or Habitations and villages are surrounded by the mine lease area".

10. The Project Proponent shall obtain necessary prior permission of the competent authorities for drawl of requisite quantity of surface water and from CGWA for withdrawal of ground water for the project.
11. A copy of EC letter will be marked to concerned Panchayat / local NGO etc. if any, from whom suggestion / representation has been received while processing the proposal.
12. State Pollution Control Board/Committee shall be responsible for display of this EC letter at its Regional office, District Industries Centre and Collector's office/ Tehsildar's Office for 30 days.
13. The Project Authorities should widely advertise about the grant of this EC letter by printing the same in at least two local newspapers, one of which shall be in vernacular language of the concerned area. The advertisement shall be done within 7 days of the issue of the clearance letter mentioning that the instant project has been accorded EC and copy of the EC letter is available with the State Pollution Control Board/Committee and web site of the Ministry of Environment, Forest and Climate Change ([www.parivesh.nic.in](http://www.parivesh.nic.in)). A copy of the advertisement may be forwarded to the concerned MoEFCC Regional Office for compliance and record.
14. The Project Proponent shall inform the MoEF&CC for any change in ownership of the mining lease. In case there is any change in ownership or mining lease is transferred than mining operation shall only be carried out after transfer of EC as per provisions of the para 11 of EIA Notification, 2006 as amended from time to time.

#### **I. Air quality monitoring and preservation**

1. The Project Proponent shall install a minimum of 3 (three) online Ambient Air Quality Monitoring Stations with 1 (one) in upwind and 2 (two) in downwind direction based on long term climatological data about wind direction such that an angle of 120° is made between the monitoring locations to monitor critical parameters, relevant for mining operations, of air pollution viz. . PM<sub>10</sub>, PM<sub>2.5</sub>, NO<sub>2</sub>, CO and SO<sub>2</sub> etc. as per the methodology mentioned in NAAQS Notification No. B-29016/20/90/PCI/I, dated 18.11.2009 covering the aspects of transportation and use of heavy machinery in the impact zone. The ambient air quality shall also be monitored at prominent places like office building, canteen etc. as per the site condition to ascertain the exposure characteristics at specific places. The above data shall be digitally displayed within 03 months in front of the main Gate of the mine site.
2. Effective safeguard measures for prevention of dust generation and subsequent suppression (like regular water sprinkling, metalled road construction etc.) shall be carried out in areas prone to air pollution wherein high levels of PM<sub>10</sub> and PM<sub>2.5</sub> are evident such as haul road, loading and unloading point and transfer points. The Fugitive dust emissions from all sources shall be regularly controlled by installation of required equipments/ machineries and preventive maintenance. Use of suitable water-soluble chemical dust suppressing agents may be explored for better effectiveness of dust control system. It shall be ensured that air pollution level conform to the standards prescribed by the MoEFCC/Central Pollution Control Board.

#### **II. Water quality monitoring and preservation**

1. In case, immediate mining scheme envisages intersection of ground water table, then Environmental Clearance shall become operational only after receiving formal clearance from CGWA. In case, mining operation involves intersection of ground water table at a later stage, then PP shall ensure that prior approval from CGWA and MoEFCC is in place before such mining operations. The permission for intersection of ground water table shall essentially be based on detailed hydro-geological study of the area.
2. Regular monitoring of the flow rate of the springs and perennial nallahs flowing in and around the mine lease shall be carried out and records maintain. The natural water bodies and or streams which are flowing in an around the village, should not be disturbed. The Water Table should be nurtured so as not to go down below the pre-mining period. In case of any water scarcity in the area, the Project Proponent has to provide water to the villagers for their use. A provision for



regular monitoring of water table in open dug well located in village should be incorporated to ascertain the impact of mining over ground water table. The Report on changes in Ground water level and quality shall be submitted on six-monthly basis to the Regional Office of the Ministry, CGWA and State Groundwater Department / State Pollution Control Board.

3. Project Proponent shall regularly monitor and maintain records w.r.t. ground water level and quality in and around the mine lease by establishing a network of existing wells as well as new piezo-meter installations during the mining operation in consultation with Central Ground Water Authority/ State Ground Water Department. The Report on changes in Ground water level and quality shall be submitted on six-monthly basis to the Regional Office of the Ministry, CGWA and State Groundwater Department / State Pollution Control Board.
4. The Project Proponent shall undertake regular monitoring of natural water course/ water resources/ springs and perennial nallahs existing/ flowing in and around the mine lease and maintain its records. The project proponent shall undertake regular monitoring of water quality upstream and downstream of water bodies passing within and nearby/ adjacent to the mine lease and maintain its records. Sufficient number of gullies shall be provided at appropriate places within the lease for management of water. PP shall carryout regular monitoring w.r.t. pH and included the same in monitoring plan. The parameters to be monitored shall include their water quality vis-à-vis suitability for usage as per CPCB criteria and flow rate. It shall be ensured that no obstruction and/ or alteration be made to water bodies during mining operations without justification and prior approval of MoEF&CC. The monitoring of water courses/ bodies existing in lease area shall be carried out four times in a year viz. pre- monsoon (April-May), monsoon (August), post-monsoon (November) and winter (January) and the record of monitored data may be sent regularly to Ministry of Environment, Forest and Climate Change and its Regional Office, Central Ground Water Authority and Regional Director, Central Ground Water Board, State Pollution Control Board and Central Pollution Control Board. Clearly showing the trend analysis on six-monthly basis.
5. Quality of polluted water generated from mining operations which include Chemical Oxygen Demand (COD) in mines run-off; acid mine drainage and metal contamination in runoff shall be monitored along with Total Suspended Solids (TDS), Dissolved Oxygen (DO), pH and Total Suspended Solids (TSS). The monitored data shall be uploaded on the website of the company as well as displayed at the project site in public domain, on a display board, at a suitable location near the main gate of the Company. The circular No. J-20012/1/2006-IA.II (M) dated 27.05.2009 issued by Ministry of Environment, Forest and Climate Change may also be referred in this regard.
6. Project Proponent shall plan, develop and implement rainwater harvesting measures on long term basis to augment ground water resources in the area in consultation with Central Ground Water Board/State Groundwater Department. A report on amount of water recharged needs to be submitted to Regional Office MoEF &CC annually.
7. Industrial waste water (workshop and waste water from the mine) should be properly collected and treated so as to conform to the notified standards prescribed from time to time. The standards shall be prescribed through Consent to Operate (CTO) issued by concerned State Pollution Control Board (SPCB). The workshop effluent shall be treated after its initial passage through Oil and grease trap.
8. The water balance/water auditing shall be carried out and measure for reducing the consumption of water shall be taken up and reported to the Regional Office of the MoEF& CC and State Pollution Control Board/Committee.

### **III. Noise and vibration monitoring and prevention**

1. The peak particle velocity at 500m distance or within the nearest habitation, whichever is closer shall be monitored periodically as per applicable DGMS guidelines.

2. The illumination and sound at night at project sites disturb the villages in respect of both human and animal population. Consequent sleeping disorders and stress may affect the health in the villages located close to mining operations. Habitations have a right for darkness and minimal noise levels at night. PPs must ensure that the biological clock of the villages is not disturbed; by orienting the floodlights/masks away from the villagers and keeping the noise levels well within the prescribed limits for day/night hours.
3. The Project Proponent shall take measures for control of noise levels below 85 dba in the work environment. The workers engaged in operations of HEMM, etc. should be provided with ear plugs /muffs. All personnel including laborers working in dusty areas shall be provided with protective respiratory devices along with adequate training, awareness and information on safety and health aspects. The PP shall be held responsible in case it has been found that workers/ personals/ laborers are working without personal protective equipment.

#### **IV. Mining Plan**

1. The Project Proponent shall adhere to the working parameters of mining plan which was submitted at the time of EC appraisal wherein year-wise plan was mentioned for total excavation i.e. quantum of mineral, waste, over burden, inter burden and top soil etc.. No change in basic mining proposal like mining technology, total excavation, mineral & waste production, lease area and scope of working (viz. method of mining, overburden & dump management, O.B & dump mining, mineral transportation mode, ultimate depth of mining etc.) shall not be carried out without prior approval of the Ministry of Environment, Forest and Climate Change, which entail adverse environmental impacts, even if it is a part of approved mining plan modified after grant of EC or granted by State Govt. in the form to Short Term Permit (STP), Query license or any other name.
2. The Project Proponent shall get the Final Mine Closure Plan along with Financial Assurance approved from Indian Bureau of Mines/Department of Mining & Geology as required under the Provision of the MMDR Act, 1957 and Rules/ Guidelines made there under. A copy of approved final mine closure plan shall be submitted within 2 months of the approval of the same from the competent authority to the concerned Regional Office of the Ministry of Environment, Forest and Climate Change and SEIAA for record and verification.
3. The land-use of the mine lease area at various stages of mining scheme as well as at the end-of-life shall be governed as per the approved Mining Plan. The excavation vis-à-vis backfilling in the mine lease area and corresponding afforestation to be raised in the reclaimed area shall be governed as per approved mining plan. PP shall ensure the monitoring and management of rehabilitated areas until the vegetation becomes self-sustaining. The compliance status shall be submitted half-yearly to the MoEF&CC and its concerned Regional Office.

#### **V. Land reclamation**

1. The Overburden (O.B.) generated during the mining operations shall be stacked at earmarked OB dump site(s) only and it should not be kept active for a long period of time. The physical parameters of the OB dumps like height, width and angle of slope shall be governed as per the approved Mining Plan as per the guidelines/circulars issued by D.G.M.S w.r.t. safety in mining operations shall be strictly adhered to maintain the stability of top soil/OB dumps. The topsoil shall be used for land reclamation and plantation.
2. The reject/waste generated during the mining operations shall be stacked at earmarked waste dump site(s) only. The physical parameters of the waste dumps like height, width and angle of slope shall be governed as per the approved Mining Plan as per the guidelines/circulars issued by

DGMS w.r.t. safety in mining operations shall be strictly adhered to maintain the stability of waste dumps.

3. The reclamation of waste dump sites shall be done in scientific manner as per the Approved Mining Plan cum Progressive Mine Closure Plan.
4. The slope of dumps shall be vegetated in scientific manner with suitable native species to maintain the slope stability, prevent erosion and surface run off. The selection of local species regulates local climatic parameters and help in adaptation of plant species to the microclimate. The gullies formed on slopes should be adequately taken care of as it impacts the overall stability of dumps. The dump mass should be consolidated with the help of dozer/ compactors thereby ensuring proper filling/ leveling of dump mass. In critical areas, use of geo textiles/geo-membranes/clay liners/Bentonite etc. shall be undertaken for stabilization of the dump.
5. The Project Proponent shall carry out slope stability study in case the dump height is more than 30 meters. The slope stability report shall be submitted to concerned regional office of MoEF&CC/SEIAA.
6. Catch drains, settling tanks and siltation ponds of appropriate size shall be constructed around the mine working, mineral yards and Top Soil/OB/Waste dumps to prevent run off of water and flow of sediments directly into the water bodies (Nallah/ River/ Pond etc.). The collected water should be utilized for watering the mine area, roads, green belt development, plantation etc. The drains/ sedimentation sumps etc. shall be de-silted regularly, particularly after monsoon season, and maintained properly.
7. Check dams of appropriate size, gradient and length shall be constructed around mine pit and OB dumps to prevent storm run-off and sediment flow into adjoining water bodies. A safety margin of 50% shall be kept for designing of sump structures over and above peak rainfall (based on 50 years data) and maximum discharge in the mine and its adjoining area which shall also help in providing adequate retention time period thereby allowing proper settling of sediments/silt material. The sedimentation pits/ sumps shall be constructed at the corners of the garland drains.
8. The top soil, if any, shall temporarily be stored at earmarked site(s) within the mine lease only and should not be kept unutilized for long. The physical parameters of the top soil dumps like height, width and angle of slope shall be governed as per the approved Mining Plan and as per the guidelines framed by DGMS w.r.t. safety in mining operations shall be strictly adhered to maintain the stability of dumps. The topsoil shall be used for land reclamation and plantation purpose.

## **VI. Transportation**

1. No Transportation of the minerals shall be allowed in case of roads passing through villages/ habitations. In such cases, PP shall construct a 'bypass' road for the purpose of transportation of the minerals leaving an adequate gap (say at least 200 meters) so that the adverse impact of sound and dust along with chances of accidents could be mitigated. All costs resulting from widening and strengthening of existing public road network shall be borne by the PP in consultation with nodal State Govt. Department. Transportation of minerals through road movement in case of existing village/ rural roads shall be allowed in consultation with nodal State Govt. Department only after required strengthening such that the carrying capacity of roads is increased to handle the traffic load. The pollution due to transportation load on the environment will be effectively controlled and water sprinkling will also be done regularly. Vehicular emissions shall be kept under control and regularly monitored. Project should obtain Pollution under Control (PUC) certificate for all the vehicles from authorized pollution testing centers.
2. The Main haulage road within the mine lease should be provided with a permanent water sprinkling arrangement for dust suppression. Other roads within the mine lease should be wetted regularly with tanker-mounted water sprinkling system. The other areas of dust generation like crushing zone, material transfer points, material yards etc. should invariably be provided with dust

suppression arrangements. The air pollution control equipments like bag filters, vacuum suction hoods, dry fogging system etc. shall be installed at Crushers, belt-conveyors and other areas prone to air pollution. The belt conveyor should be fully covered to avoid generation of dust while transportation. PP shall take necessary measures to avoid generation of fugitive dust emissions.

## **VII. Green Belt**

1. The Project Proponent shall develop greenbelt in 7.5m wide safety zone all along the mine lease boundary as per the guidelines of CPCB in order to arrest pollution emanating from mining operations within the lease. The whole Green belt shall be developed within first 5 years starting from windward side of the active mining area. The development of greenbelt shall be governed as per the EC granted by the Ministry irrespective of the stipulation made in approved mine plan.
2. The Project Proponent shall carryout plantation/afforestation in backfilled and reclaimed area of mining lease, around water body, along the roadsides, in community areas etc. by planting the native species in consultation with the State Forest Department/ Agriculture Department/ Rural development department/Tribal Welfare Department/Gram Panchayat such that only those species be selected which are of use to the local people. The CPCB guidelines in this respect shall also be adhered. The density of the trees should be around 2500 saplings per Hectare. Adequate budgetary provision shall be made for protection and care of trees.
3. The Project Proponent shall make necessary alternative arrangements for livestock feed by developing grazing land with a view to compensate those areas which are coming within the mine lease. The development of such grazing land shall be done in consultation with the State Government. In this regard, Project Proponent should essentially implement the directions of the Hon'ble Supreme Court with regard to acquisition of grazing land. The sparse trees on such grazing ground, which provide mid-day shelter from the scorching sun, should be scrupulously guarded/ protected against felling and plantation of such trees should be promoted.
4. The Project Proponent shall undertake all precautionary measures for conservation and protection of endangered flora and fauna and Schedule-I species during mining operation. A Wildlife Conservation Plan shall be prepared for the same clearly delineating action to be taken for conservation of flora and fauna. The Plan shall be approved by Chief Wild Life Warden of the State Govt.
5. And implemented in consultation with the State Forest and Wildlife Department. A copy of Wildlife Conservation Plan and its implementation status (annual) shall be submitted to the Regional Office of the Ministry.

## **VIII. Public Hearing and Human Health Issues**

1. The Project Proponent shall appoint an Occupational Health Specialist for Regular as well as Periodical medical examination of the workers engaged in the mining activities, as per the DGMS guidelines. The records shall be maintained properly. PP shall also carryout Occupational health check-ups in respect of workers which are having ailments like BP, diabetes, habitual smoking, etc. The check-ups shall be undertaken once in six months and necessary remedial/ preventive measures be taken. A status report on the same may be sent to MoEF&CC Regional Office and DGMS on half-yearly basis.
2. The Project Proponent must demonstrate commitment to work towards 'Zero Harm' from their mining activities and carry out Health Risk Assessment (HRA) for identification workplace hazards and assess their potential risks to health and determine appropriate control measures to protect the health and wellbeing of workers and nearby community. The proponent shall maintain accurate and systematic records of the HRA. The HRA for neighborhood has to focus on Public Health Problems like Malaria, Tuberculosis, HIV, Anaemia, Diarrhoea in children under five, respiratory infections due to bio mass cooking. The proponent shall also create awareness and

- educate the nearby community and workers for Sanitation, Personal Hygiene, Hand washing, not to defecate in open, Women Health and Hygiene (Providing Sanitary Napkins), hazard of tobacco and alcohol use. The Proponent shall carry out base line HRA for all the category of workers and thereafter every five years.
3. The Proponent shall carry out Occupational health surveillance which be a part of HRA and include Biological Monitoring where practical and feasible, and the tests and investigations relevant to the exposure (e.g. for Dust a X-Ray chest; For Noise Audiometric; for Lead Exposure Blood Lead, For Welders Full Ophthalmologic Assessment; for Manganese Miners a complete Neurological Assessment by a Certified Neurologist, and Manganese (Mn) Estimation in Blood; For Inorganic Chromium- Fortnightly skin inspection of hands and forearms by a responsible person. Except routine tests all tests would be carried out in a Lab accredited by NABH. Records of Health Surveillance must be kept for 30 years, including the results of and the records of Physical examination and tests. The record of exposure due to materials like Asbestos, Hard Rock Mining, Silica, Gold, Kaolin, Aluminum, Iron, Manganese, Chromium, Lead, Uranium need to be handed over to the Mining Department of the State in case the life of the mine is less than 30 years. It would be obligatory for the State Mines Departments to make arrangements for the safe and secure storage of the records including X-Ray. Only conventional X-Ray will be accepted for record purposes and not the digital one). X-Ray must meet ILO criteria (17 x14 inches and of good quality).
  4. The Proponent shall maintained a record of performance indicators for workers which includes (a) there should not be a significant decline in their Body Mass Index and it should stay between 18.5 -24.9, (b) the Final Chest X-Ray compared with the base line X-Ray should not show any capacities ,(c) At the end of their leaving job there should be no Diminution in their Lung Functions Forced Expiratory Volume in one second (FEV1), Forced Vital Capacity (FVC), and the ratio) unless they are smokers which has to be adjusted, and the effect of age, (d) their hearing should not be affected. As a proof an Audiogram (first and last need to be presented), (e) they should not have developed any Persistent Back Pain, Neck Pain, and the movement of their Hip, Knee and other joints should have normal range of movement, (f) they should not have suffered loss of any body part. The record of the same should be submitted to the Regional Office, MoEF&CC annually along with details of the relief and compensation paid to workers having above indications.
  5. The Project Proponent shall ensure that Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects.
  6. Project Proponent shall make provision for the housing for workers/labors or shall construct labor camps within/outside (company owned land) with necessary basic infrastructure/ facilities like fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche for kids etc. The housing may be provided in the form of temporary structures which can be removed after the completion of the project related infrastructure. The domestic waste water should be treated with STP in order to avoid contamination of underground water.
  7. The activities proposed in Action plan prepared for addressing the issues raised during the Public Hearing shall be completed as per the budgetary provisions mentioned in the Action Plan and within the stipulated time frame. The Status Report on implementation of Action Plan shall be submitted to the concerned Regional Office of the Ministry along with District Administration.

#### **IX. Corporate Environment Responsibility (CER)**

1. The activities and budget earmarked for Corporate Environmental Responsibility (CER) as per Ministry's O.M No 22-65/2017-IA. II (M) dated 01.05.2018 or as proposed by EAC should be kept in a separate bank account. The activities proposed for CER shall be implemented in a time bound manner and annual report of implementation of the same along with documentary proof viz. photographs, purchase documents, latitude & longitude of infrastructure developed & road

constructed needs to be submitted to Regional Office MoEF&CC annually along with audited statement.

2. Project Proponent shall keep the funds earmarked for environmental protection measures in a separate account and refrain from diverting the same for other purposes. The Year wise expenditure of such funds should be reported to the MoEF & CC and its concerned Regional Office.

#### **X. Miscellaneous**

1. The Project Proponent shall prepare digital map (land use & land cover) of the entire lease area once in five years purpose of monitoring land use pattern and submit a report to concerned Regional Office of the MoEF & CC.
2. The Project Authorities should inform to the Regional Office regarding date of financial closures and final approval of the project by the concerned authorities and the date of start of land development work.
3. The Project Proponent shall submit six monthly compliance reports on the status of the implementation of the stipulated environmental safeguards to the MOEF&CC & its concerned Regional Office, Central Pollution Control Board and State Pollution Control Board.
4. A separate 'Environmental Management Cell' with suitable qualified manpower should be set-up under the control of a Senior Executive. The Senior Executive shall directly report to Head of the Organization. Adequate number of qualified Environmental Scientists and Mining Engineers shall be appointed and submit a report to RO, MoEF & CC.
5. The concerned Regional Office of the MoEF&CC including other authorized organization shall randomly monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the MoEF&CC officer(s) including other authorized officer by furnishing the requisite data/information

#### **205.18 ToR for Proposed Residential Plotted Colony on 22.62 acres land under DDJAY Scheme at Village Ullawas & Behrampur, Sector-61, Gurugram, Haryana by M/s Commander Realtors Private Limited & Others.**

**Project Proponent : Mr. Amarnath Ichhpujani**  
**Consultant : M/s Ind Tech House Consultant Pvt. Ltd.**

The project was submitted to the SEIAA, Haryana vide online proposal no SIA/HR/NCP/57972/2020 dated 19.08.2020 as per check list approved by the SEIAA/SEAC for approval of TOR under Category 8(b) of EIA Notification 14.09.2006.

The case was taken up in 205<sup>th</sup> meeting of SEAC Haryana held on 10.11.2020. The PP presented the case before the committee.

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

<b>Name of the Project: Proposed Residential Plotted Colony on 22.62 acres land under DDJAY Scheme at Village Ullawas &amp; Behrampur, Sector-61, Gurugram, Haryana by M/s Commander Realtors Pvt. Ltd.</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
1.	Online Proposal Number	SIA/HR/NCP/57972/2020
2.	Latitude	28°24'32.60" N,
3.	Longitude	77°05'48.89" E
4.	Gross Plot Area	91534.687 sqm
5.	Net Plot Area	90357.932 sqm

6.	Proposed Ground Coverage	40051.825 sqm
7.	Proposed FAR	143194.52 sqm
8.	Non FAR Area	86731.94 sqm
9.	Total Built Up area	229926.5 sqm
10.	Total Green Area with %	18604.88 sqm (20.59%)
11.	Rain Water Harvesting Pits (with size)	07 Nos.
12.	STP Capacity	760 KLD
13.	Total Parking	1805 ECS
14.	Organic Waste Converter	01 No.
15.	Maximum Height of the Building (m)	15 M.
16.	Power Requirement	5350 KW
17.	Power Backup	2750 KVA
18.	Total Water Requirement	841 KLD
19.	Domestic Water Requirement	734 KLD
20.	Fresh Water Requirement	551 KLD
21.	Treated Water	289 KLD
22.	Waste Water Generated	635 KLD
23.	Solid Waste Generated	4.5 TPD
24.	Biodegradable Waste	2.7 TPD
25.	Number of plots/blocks	405 Nos.
26.	Dwelling Units/ EWS	1620 Nos.
27.	Basement	01 No.
28.	Community Center	Nil
29.	Stories	B+ST+4
30.	Total Cost of the project:	i) Land Cost
		ii) Construction Cost
		461 Cr.

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

#### **Standard ToR**

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

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

**Additional ToR:**

- i. The PP shall submit the traffic study along with proper parking plan for surrounding and traffic congestion points in and around the project area. The PP shall submit the decongestion of traffic and parking in the project area as the 9 meter roads are proposed as per existing byelaws. The PP shall submit details of ECS proposed within the plots nto decongest the traffic as the four floors are proposed to be constructed.
- ii. The PP shall submit the hydraulic design and dimension of each component of STP along with its location.
- iii. The PP shall submit the activity wise breakup of residential plots, commercial area, community area, Nursing home & roads.
- iv. The PP shall submit the details of air dispersion modeling along with dat files
- v. The PP shall submit the energy saving details
- vi. The PP shall submit the revised Water calculation for all seasons along with details
- vii. The PP shall submit Environment Impact Assessment of vehicles during peak hours in and around the project area.
- viii. The PP shall submit the traffic circulation and parking management plan
- ix. The project proponent should submit Air Quality Modeling isopleths of DG Sets with Air mode Software version details
- x. The PP shall submit the details of existing trees in the project area.
- xi. 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.

- xii. The PP shall submit the land ownership details
- xiii. The PP should enclose all analysis reports of Air, Water, Soil, Noise etc. from MoEF& CC/ NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project

**205.19 Renewal of EC for Amravati Enclave issued to vide Memo No. SEIAA/HR/1053 dated 25.03.2010 by M/s Amarnath Aggarwal Investments (P) Limited.**

**Project Proponent : Mr. Hargobind Goyal**  
**Consultant : Chandigarh Pollution Testing Laboratory**

The project was submitted to the SEIAA, Haryana vide online proposal no SIA/HR/NCP/21047/2010 dated 19.08.2020 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 205<sup>th</sup> meeting of SEAC Haryana held on 10.11.2020. The PP presented the case before the committee.

- The Proposed project is for Renewal of EC for Amravati Enclave issued to vide Memo No. SEIAA/HR/1053 dated 25.03.2010 by M/s Amarnath Aggarwal Investments (P) Limited
- The project was earlier granted EC vide SEIAA/HR/1053 dated 25.03.2010 for 118.33 acres and Out of 118.33 acres 102.18 acres of licensed area already was given partial completion on 26.12.01 but EIA notification was not applicable at the time of issue of completion.
- The Existing township of 102.18 acres at the time of issue of EC in 2010 included 46.02 acres of plot development, 3.718 acre under commercial sites, 9 acres for group housing and remaining area for dispensary, school etc(as per mentioned in EC letter).
- The EC was granted vide SEIAA/HR/1053 dated 25.03.2010 for 118.33 acres(102.18 acres already developed) and additional area of 16.15 acre of licensed area was an expansion of the existing project. The expansion of the existing part consists of 6.63 acres for plot development, 4.59 acres for construction of group housing and remaining for commercial purpose.
- The consent was granted by HSPCB on dated 21.01.2016 for the period 01.04.2016 to 31.03.2026
- The consent to operate was granted for project vide letter dated 21.01.2016 for the period 01.04.2016 to 31.03.2026
- The renewal of license no. 33 of 1996 dated 15.03.1996 for setting up Residential plotted/ gr. Housing colony over an area of 102.18 acre is granted upto 25.01.2025.
- The renewal of license no. 186 of 2008 dated 15.03.1996 for setting up Residential plotted/ gr. Housing colony over an area of 16.156 acre is granted upto 28.10.2020.
- Vide letter dated 08.11.2017, it is submitted that advisor NRO, MoEF&CC issued a letter addressed to Additional secretary that work on the site was in progress without obtaining EC extension as the EC was expired on 24.03.2017
- A show cause notice was issued to PP vide letter dated 29.12.2017 and PP submitted the reply dated 07.03.2018 mentioning that major work for expansion project of 16.15 acres out of which net planned area is 11.566 acres(96.63 acres plotted development and 4.59 acre group housing)DTCP has also issued partial completion certificate for net planned area of 11.566 acre vide letter dated 2.09.2015 and further also provide separate completion certificate for completed blocks in gp. Housing vide letter dated 27.01.2016. The pending work is left in blocks in gp. Housing in about 2.6 acres and which is delayed due to dull market.
- The PP submitted vide letter dated 05.03.2018 that the validity of EC was not mentioned in the EC letter dated 25.03.2010.
- Further submitted that the report of MOEF &CC Chandigarh does not mention about the the place where the construction was going on. Further, letter of MoEF&CC Chandigarh dated 03.05.2019 issued by Joint Director, MoEF&CC Chandigarh that the area earmarked for proposed expansion has not been developed so far observed.
- As no prime facie case is made out against the project proponent, the show cause notice issued vide letter no SEIAA/HR/2017/896 dated 29.12.2017 is required to quashed and vide meeting

dated 124<sup>th</sup> the Authority decided to accede to the request of project proponent.

Thereafter, the file was received in the SEAC on 3.11.2020 for further renewal of Environment Clearance vide memo no. SEIAA/HR/1053 dated 25.03.2010 for 118.33 acres. The case was taken up in 205<sup>th</sup> meeting. The PP presented the case before the SEAC and persuaded that the Environment clearance shall be extended as per MoEF&CC Notification.

The committee deliberated on the issue of status of construction at the project site, Renewal of licenses, Status of construction in 2.62 acres, occupation certificate issued by DTCP vide letter dated 27.01.2016 and other occupation certificate issued, CTE, CTO, Show cause notice issued, MoEF&CC letter dated 03.05.2019 issued by Joint Director, MoEF&CC, Chandigarh, MoEF&CC latest notification/OM/Circular and EIA notification dated 14.09.2006 and its amendments, request of PP for extension of EC vide proposal no SIA/HR/NCP/21047/2010 dated 31.10.2017, EC was expired on 24.03.2017.

It is also deliberated that the EC of the project was expired on 23.03.2017 but the PP applied for extension in validity of EC on 31.10.2017 after the expiry of EC letter. However, no construction was carried after expiry of EC as conveyed by MOEF&CC vide letter dated 03.05.2019 and affidavit submitted by PP that no construction was carried out during the period. Therefore, SEAC decided after deliberation that the project be recommended for extension in validity of Environment clearance to SEIAA.

In view of above, the SEAC committee unanimously decided to recommend to SEIAA for extension in validity of EC issued vide letter no.SEIAA/HR/1053 dated 25.03.2010 as per the existing MoEF&CC notification/OM/Circular/Guidelines.

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