Minutes of the 246thMeeting of the State Expert Appraisal Committee (SEAC), Haryana held on 22.08.2022 and 23.08.2022 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006

At the outset the Chairman, SEAC welcomed the Members of the SEAC and advised the Member Secretary to give brief background of this meeting. The minutes of 246th meeting were discussed and approved. In the meeting 27 nos. of agenda projects received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

Sr. No.	Name	Designation
1.	Shri Prabhakar Verma (Attended on 22.08.2022 and 23.08.2022 through V.C.)	Member
2.	Dr. Rajbir Singh Bondwal, IFS (Retd.), (Attended on 22.08.2022 and 23.08.2022 through V.C.)	Member
3.	Dr.Vivek Saxena, IFS	Member
4.	Dr. Sandeep Gupta	Member
5.	Sh. Bhupender Singh Rinwa, Joint Director, Environment & Climate Change Department, Haryana	Member Secretary
6.	Sh. Sanjay Simberwal (Attended on 22.08.2022 for Mining Cases)	Mining Engineer

246.01 EC for compliance under violation category for the project Expansion of Residential Group Housing Colony (Township Residential Complex and Commercial complex) at Village Rasoi, G. T. Karnal Road, Sector 61, Sonipat, Haryana by M/s CMD Pardesi Developers Pvt. Ltd.

Project Proponent: Shri Harsh Daryani
Consultant: Perfact Enviro Solutions Pvt. Ltd.

The project was submitted to the SEIAA, Haryana on 19.04.2018 received in the SEAC on 27.04.2018. Accordingly TOR was granted under violation category on dated 07.08.2018. The EIA report was submitted on 23.04.2019 vide proposal no.SIA/HR/MIS/102984/2019. Therefore, the case was taken numbers of time in various SEAC meetings but there was no response from PP.

Accordingly, case was taken up in 211th meeting of SEAC held on dated 25.02.2021 and recommended to SEIAA for taking action against the PP for not responding to SEAC on various due date of meeting. In its 128th Meeting, SEIAA has desired that SEAC may get inspected the site through its own members. Thereafter, a sub-committee comprising of Shri V K Gupta, Chairman, SEAC and Shri Hitender Kumar, Member, SEAC was constituted by SEAC in its 217th meeting. The Committee visited the site on 21.11.2021 and submitted its report in which it was reported that:

a) The Consultant (Perfact Group Enviro Solutions) has conveyed through email dated 21.11.2021 that they are not the consultant of the project. Therefore, will not be able to accompany during the site visit.
b) Also mentioned that present scope of work has been completed including expansion area and constructed apartments are functioned.

c) The ToR under violation category with total plot area 14.149 aces was granted on 07.08.2021 but after that no response from the PP
d) During the site visit, the representative of PP conveyed their willingness to apply to get the validity of ToR under violation category extended for further appraisal.

The case was taken up in 242nd meeting of SEAC, Haryana on 24.06.2022 but neither PP nor consultant appeared before the committee and as such the observations raised by SEIAA in its 132nd meeting remained unanswered. However, a request was received through email dated 23.06.2022 from PP in which it was requested to give them an opportunity to be heard in the next meeting.

The case was pending since long therefore committee has taken this seriously and recommended that

'*The State Government/SPCB to take action against the project proponent under the provisions of the Section 15 read with Section 19 of the Environment (Protection) Act, 1986, and HSPCB may take further action as appropriate against the defaulter and no Occupancy Certificate be issued by concerned department till the project is granted EC under violation category*'.

The recommendations of SEAC were considered in the 143rd meeting of SEIAA held on 16.07.2022 and after going through the records and recommendations of SEAC, the Authority observed that the PPs request received through email dated 23.06.2022 has not been considered by the Committee. The Authority decided to accede with the request of PP and decided to refer back this case to SEAC with the directions to hear the PP and send reasoned recommendations to the Authority.

The case was taken up in 246th Meeting of SEAC. The PP along with consultant presented its case. The PP and consultant submitted that since the submission of EIA report to SEIAA vide online proposal no.102984/2019 dated 23.04.2019, some changes/addition have been made in the built up area and occupancy has also come up as PP has obtained occupation certificate from Town and Country Planning Department and consent to operate from HSPCB on dated 05.01.2021 for built up area 134762.5 sqm. Therefore, a revised/updated EIA study has to be submitted/uploaded on PARIVESH portal. Further the damage assessment, natural and community resource accommodation shall have to be revised as per SoP dated 07.07.2021 from MoEF&CC.

The detailed deliberations were held and committee was of the view that before appraisal of the project under violation category, the case be recommended to SEIAA to allow the project proponent as following:

1. The PP shall submit a revised EIA report as per the OC Certificate obtained from Town and Country Planning Department and consent to operate obtained from HSPCB.
2. The damage assessment, natural and community resource augmentation shall also be revised as per SoP dated 07.07.2021 issued by MoEF&CC as earlier EIA report submitted on dated 23.04.2019 in SEIAA was not as per the SoP.

246.02 EC for Revision in the project "IT Park" complex located at Village Ullahawas, Sector 59, Gurugram by M/s Nova Realtors Pvt. Ltd.

Project Proponent: None
Consultant: None

Facts of the Case:

1. Lastly, Case was taken up in 134th meeting of SEIAA held on 17.01.2022 and the Authority decided to request MS, HSPCB to nominate a team to verify the present status & to submit the report positively within a week, till then case is deferred.
2. The case was taken up in the 137th meeting of SEIAA held on 26.03.2022; after deliberations; the Authority decided to issue a reminder letter to Member Secretary, HSPCB for seeking the report from the concerned Regional Officer and also decided to refer back this case to SEAC to make recommendations after the receipt of report from the concerned agency.
3. The case taken up in 243rd meeting of SEAC. Consultant on behalf of the PP appeared and stated that SEIAA in its 137th meeting decided to obtain report from Regional Officer concerned, in this case. However, till date no report received.
4. After detailed discussion, it is recommended to send the case to SEIAA with a request to attach the report of concerned Regional Officer with the file for making any recommendations by SEAC.

The recommendation of SEAC was taken up in the 143rd meeting of SEIAA held on 17.07.2022 and after going through the records and the Authority observed that site inspection report from HSPCB is awaited. Therefore, the Authority decided to make request to HSPCB to direct concerned officers to provide site inspection report to the authority which will be provided to SEAC on priority and to refer back the case to SEAC to recommend the case after examining the same.

The case was taken up in 246th Meeting of SEAC. Report from the concerned Regional Officer as directed by SEIAA in its 134th Meeting, has not been received. Neither PP nor consultant was present, the case was discussed in the Committee and decided to defer the case till the report from concerned Regional Officer is received and shall be taken up before the Committee after receipt of the desired report from Regional Office.

246.03 EC for the project "Auria"Group Housing Colony measuring land area of 11.925 Acres at Sector 88, Faridabad, Haryana by M/s RPS Infrastructure Ltd.

Project Proponent: None
Consultant: Perfact Enviro Solutions Pvt. Ltd.

The case was previously taken up in the 137th meeting of SEIAA held on 26.03.2022 and the Authority decided to carry out the spot inspection to get the current status of project by constituting a team comprising of Dr. Rajbir Singh Bondwal, IFS (Retd.) Member SEAC, Prof R. Baskar, FGS (Ind), (IGNOU), Member, SEIAA & Sh. Vinay Gautam (JD Tech., SEIAA) and concerned RO, HSPCB (who will assist members of SEIAA/SEAC) to be nominated by Member Secretary, HSPCB and the team will submit report at the earliest. Accordingly, the case was deferred till the receipt of the report. The site inspection report of sub-committee has been received and as per the report

construction of 6 towers, commercial market, swimming pool, boundary works, foundation works, excavation works, brickworks, etc., in 818 days does not seem to be feasible and from the field evidences it was apparent that the work had been continuing even till date.

Thereafter, the case was again taken up in the 143rd meeting of SEIAA held on 14.07.2022 and observed that the validity of EC granted vide letter dated 04.05.2009 to the Project Proponent expired on 04.05.2016. Later, project proponent applied for fresh EC on 16.08.2021 after a gap of 5 years of the expiry of validity of earlier EC for (Plot Area 48250.89 sqm) at the same site.

In view of above, the Authority decided to refer the case back to SEAC for clarifications/comments on the points listed below:

1- Whether any construction was carried out between 2016 to 2021 (No EC Period) after expiry of EC dated 04.05.2016-till 2021).
2- Water calculation needs clarifications i.e. 616 KLD Vs 427 KLD.
3- Being a Group Housing project, the sewer connection is necessary for such a huge quantum of effluent likely to be generated project does not provide any detail regarding sewer connection and this aspect may be relooked by SEAC.
4- Expert committee may examine the report of Sub-Committee with special focus on the satellite images of the year 2016 and 2022 further examine the content of email received on 13.07.2022 at 11.34 pm.
5- SEAC needs to relook into the compliance of the conditions as stipulated in the earlier Environment Clearance granted on 04.05.2009.
6- Whether any Court proceedings relating to the Project are pending?

The case was taken up in 246th meeting of SEAC, Haryana held on 22.08.2022. The consultant appeared before the committee and submitted a letter dated 21.08.2022 vide which PP has requested to defer the case as the technical experts related to the project was not available on the date of meeting. The committee accepted the request of PP and meanwhile report of Sub Committee constituted by SEIAAbe circulated to all Members and PP.

246.04 Expansion and modernization of warehouse project located at Khasra No. 14/6 min, 7 min, 13 min, 14, 15, 17, 18 min, 23, 24, 25, 16/1,2, 9, 10, 11, 12/1, 17/3, 4, 5, 6, 7, 8, 1112, 12, 13, 14, 15, village Binola, Tebsil Manesar, District Gurugram Haryana promoted by M/s Sunsat Real Estate Services Private Limited

Project Proponent : Shri Amit Khandelwal
Consultant : Gaurang Environmental Solutions Pvt. Ltd.

The Project was submitted to the SEIAA, Haryana vide online Proposal No. SIA/HR/MIS/237790/2021 dated 08.01.2022 for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The PP has submitted Scrutiny Fee amounting to Rs.1,50,000/- vide DD No. 000621 dated 26.11.2021 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.The case was taken up in 235th meeting held on 30.03.2022 and recommended to SEIAA for EC. The recommendation of SEAC was taken up in the 139th meeting of SEIAA held on 18.04.2022 and the SEIAA observed that

"there is mismatching of figures in respect to built-up area, Green area & water requirement as per earlier granted EC. Authority observed that Green area should not

be reduced from the earlier granted Environment Clearance under any pretext. The Authority also observed that whether the PP has reduced the green area and proposed that 115 KLD treated water will be used in landscaping."

Therefore, the Authority referred back this case to SEAC to re-examine the case on the raised observations and facts given in the previous Environmental Clearance and in the proposed application.

The case was taken up in 243rd meeting of SEAC, Haryana held on 30.06.2022. The PP submitted the reply of the observations raised by SEIAA in its 139th Meeting. The SEAC discussed the reply and found it in order and duly recommended the case to SEIAA along with additional stipulation that PP shall explain the detail of built-up area, green area and water requirement (as per submission attached) and other standard and specific condition which committee has already submitted vide SEAC MOM of 235th meeting.

The recommendations made by SEAC in its 243rd Meeting were considered in its 143rd meeting by SEIAA held on 17.07.2022 but the Authority decided to refer back this case to SEAC with following observations for examination of SEAC;

1. Reply submitted by the PP stated that the total landscape area will be 35.6% (33,08,256 sqmt) including the area for the greenbelt in CLU. Details are as under:
   - Project landscape area: 18,613.92 Sqmt (20%)
   - Actual on site: 12% (11168.35 Sqmt.)
   - Proposed: 8% (7445.57 Sqmt.)
   - Area for green belt in CLU: 14468.64 Sqmt. (15.6%)
   - Total landscape area: 35.6% (33,082.56 Sqmt.)

2. SEAC has recommended Green Area in expansion part is 22921.98 m2 (24.62 %) which is in contradiction of reply submitted by PP.

The case was taken up in 246th Meeting of SEAC. The PP presented its case as per observations of SEIAA and it was stated by the PP that previous EC was granted taking into consideration the green belt area left in CLU i.e 15.6% (14468.64 sqm) and this was confirmed from the Form-1 dated 10.05.2013 wherein it is mentioned at Sr. No. 1.3 (5):

Particulars	Permissible	Proposed
Landscape area+Area Left for green belt in CLU	No standards	• Project landscape area: 13452.255 sq.m. (14.4%) • Area Left for green belt in CLU: 14468.64 sq.m. (15.6%) • Total area: 27920.895 (30%)

PP presented that calculation of green area as per expansion of existing warehouse project is as under:-

Particulars	ExistingasperEC (a)	Proposed(b)	Final(a+b)
GreenArea	• Project landscape area: 13452.255 sq.m. (14.4%)	• Project landscape area: 5161.655 sq.m. (5.6%)	• Project landscape area: 18613.92 sq.m. (20%)

	• Area Left for green belt in CLU: 14468.64 sq.m. (15.6%) Total area: 27920.895 (30%)	• (no change)	• Area Left for green belt in CLU: 14468.64 sq.m. (15.6%) Total area: 33082.56 (35.6%)

The Committee thoroughly discussed the reply submitted by the PP and further decided to recommend the case to SEIAA for granting EC to the project.

246.05 EC for Expansion of Group Housing Colony at Sector 19, Village Kamaspur, District Sonepat, Haryana by M/s TDI Infrastructure

Project Proponent: Sh.Subodh Saxena
Consultant: Perfact Enviro Solutions Pvt. Ltd.

The Project Proponent submitted the case to the SEIAA vide online Proposal No.SIA/HR/MIS/259712/2022 dated 08.03.2022 as per check list approved by the SEIAA/SEAC for obtaining EC under Category 8(a) of EIA Notification dated 14.09.2006.

The PP has submitted Scrutiny Fee amounting to Rs.2,00,000/- vide DD No.242381 dated 07.03.2022 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

The case was taken up in 242nd Meeting of SEAC. The committee after discussion considered the reply and rated this project with Gold Rating and unanimously recommended the case to SEIAA for granting Environmental Clearance.

The recommendation of SEAC was taken up in the 143rd meeting of SEIAA held on 15.07.2022 and after due deliberations the Authority referred back this case to SEAC with 03 observations.

The case was taken up in 246th meeting of SEAC, Haryana held on 22.08.2022. The PP presented the case in 143rd meeting of SEIAA committee and submitted point-wise reply alongwith affidavit as under:

Sr. No.	Observation raised by SEIAA	Reply
1.	Revenue Rasta has been passing through the project site and no such permission of the competent authority for using revenue rasta has been submitted by the PP to the Authority. The same may be revisited by the Committee critically and put up its comments on the same.	That the **Revenue Rasta** is part of zoning plan of this project as approved by Town and Country Planning Department and PP is not using the revenue rasta for laying off any services with respect to the project andProject has been divided into two parts Part A (200 KLD) and B (300 KLD) with separate services like STP, DG set etc.
2.	It has been observed that a total 340 KLD treated water will be generated out of which 213 KLD water has been proposed to be re-used for flushing, gardening, and DG	• PP has submitted assurance letter from HSVP/HUDA dated 25.09.2020 for Kamaspur Sector-19 project for providing water supply and intake of

	cooling and excess treated water of 127 KLD will be discharged to sewer lines as per discharged standards. It has also submitted an affidavit stating that excess treated water will be supplied to Tau Devi Lal Park for horticulture purposes, which seems to be very vague approach without a definite logical connection. PP has informed that it has taken assurance from HSVP for sewer connection but has not submitted the document for the same. The Committee may critically look into the same and offer its comments keeping in view of the violations with reference to illegal discharge of untreated/partially treated effluent into drains/unauthorized areas, happening in Sonepat (one project of the same PP, dealt in NGT also recently) and ensure that such possibility is ruled out in this case too.	the sewerage disposal and HUDA has asked to make own arrangements till completion of master services. • Unit has also submitted permission letter written from Horticulture Department to HSVP/HUDA dated 02.08.2022 stating about the arrangement for reuse, recycling of excess treated water generated from the project (residential group housing colony at village Kamaspur, Sector-19, Sonipat developed by TDI Infrastructure) with certain conditions. • PP has presented that assurance for treated effluent intake in sewer as per above mentioned letter will be done and also as per permission obtained by HUDA/HSVP from Horticulture Department for utilization of reuse/recycling of excess treated water will be done as per the site requirement. PP has submitted affidavit that no untreated water will be discharge into the sewer line.
3.	SEAC may critically look into all the aspects of the specific project and the track record of the PP/firm while granting Gold Rating, it is suggested.	Rating/Grading criterion is as per Ministry of Environment and Forests, Government of India for Environment Clearance for Construction Projects, as per site planning, management of water, management of energy, management of solid waste & management of noise. The PP fulfil criteria for all parameter required for gold rating for this project and accordingly gold rating was recommended to this project.

The Committee thoroughly discussed the reply submitted by the PP to the observations raised by SEIAA in its 143rd meeting and further decided to recommend the case to SEIAA for granting EC to the project in respect of reply submitted by the PP.

246.06 EC for Commercial Colony in Sector 89, Gurugram, Haryana by M/s Copious Realtors Private Limited

Project Proponent : Shri Abhishek Gupta
Consultant : Perfact Enviro Solutions Pvt. Ltd.

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/MIS/265500/2022on dated 06.04.2022 for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The PP has submitted the scrutiny fee of Rs.2,00,000/- bay way of DD No. 203593 dated 30.03.2022 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

The case was considered in 241st meeting of SEAC Haryana held on 26.04.2022 and recommended case to SEIAA for grant of EC.

The case was taken up 141st meeting of SEIAA held on 26.05.2022 and Authority decided to refer back the case to SEAC with the direction to recalculate the capacity and future discharge within the premises keeping in mind the commercial colony status.

The case was taken up in 243rd meeting of SEAC. The PP alongwith Consultant presented the case before the Committee. After examining the reply submitted by the PP in order, case was recommended to SEIAA to grant EC.

The recommendations of SEAC were considered in the 143rd meeting of SEIAA held on 17.07.2022, the Authority observed that SEAC has recommended the green area outside the plot area and water balance diagram submitted by the project proponent is not found in order as against the recommendations of SEAC and case was referredback to SEAC with the request to re-examine and send the case with clear cut recommendations and justification.

The case was taken up in 246th meeting of SEAC. The PP submitted that the project will achieve Zero Liquid Discharge (ZLD) during the Summer Season and further submitted that during Winter Season excess treated water of 8 KLD and during Monsoon season excess treated water of 14 KLD will be generated. PP has submitted the Water details as under:

Particulars	Summer Season (KLD)	Winter Season (KLD)	Monsoon Season (KLD)
Total Water Demand	276	269	262
Fresh Water Demand	103	103	103
Treated water reuse	173	165	159
Flushing	98	98	98
Gardening	11	7	4
Backwash	8	8	8
DG & HVAC Cooling	56	53	49
Wastewater generation	192	192	192
STP Capacity	250	250	250
Treated water generation	173	173	173
Treated water reuse	173	165	159
Excess treated water	NIL	8	14

It is also submitted by PP that due to less consumption/water demand for gardening and HVAC Cooling in Winter and Monsoon season excess treated water in winter and Monsoon

season of 8 KLD & 14 KLD, respectively will be discharged into the sewer after meeting the discharge standards of CPCB for which assurance has already been obtained vide Memo Number GMDA/SEW/2022/305 dated 21.03.2022 from GMDA for discharge of excess treated water.

The observation regarding Green Area details of the project was also discussed in detail. The PP submitted that as per the competent authority for approving the building plan, 15% of the plot area should be developed as green area within the project site and Project Proponent has proposed that 2295.32 m^2 i.e. 15 % of the total plot area within the project site (Plot Area is 15302.151 m^2) shall be green area and as such fulfilling the requirement. It is also submitted PP that they have proposed that 200 Number of indigenous trees shall be planted within the project site and to make the project greener and to develop dense plantations, Miyawaki Plantation of 300 m^2 has also been proposed by PP within the project premises.

The bifurcation of Green area is given below:

Green Type	Area in sqm
Green area on ground including Miyawaki plantation	1830.32 (Out of which is 300 sqm of Miyawaki Plantation will be done)
Vertical Green	465
Total Green area	**2295.32**

It is further submitted by PP that as suggested by SEAC for increasing the green area apart from the 15% of green area within the plot area, an additional Green Area of 525 m^2 has also been provided adjacent to the plot line, alongside the 12 mtrs. wide service Road, which shall also be developed by Project Proponent.

The Committee thoroughly discussed the reply to the observations raised by SEIAA in its 143rd meeting and further decided to recommend the case to SEIAA for granting EC after revising the water and green area details as per the reply submitted by PP to the observations of SEIAA conveyed to PP vide MoM of 143rd meeting of SEIAA.

246.07 EC for Expansion of Commercial Complex Project at Sushant Lok, Sector 27, Gurugram, Haryana by M/s Asthetic Township Developers Private Limited

Project Proponent : Shri Mukesh Gaur
Consultant : Ind Tech House Consult

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIS/276205/2022dated 03.06.2022 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 244th meeting of SEAC, Haryana held on 08.07.2022 but was deferred on request of PP on the ground of unavailability of Certified Compliance Report.

The case was taken up in 246th meeting of SEAC. The PP presented its case before the Committee. The PP submitted following information in the form of undertaking:

1. That the present case is for proposed Expansion of Commercial Complex at Sector 27, Sushant Lok-1, Gurugram, Haryana
2. That Earlier the EC was obtained vide F. No. 21-137/2018- IA-III by MoEF&CC, New Delhi dated 07.02.2019 for the Plot Area **11537.57** sqm and Built-up area 71057.12 sqm.
3. That at present there is only change in non FAR area due to which our built-up area increases from 71057.12 sqm to 73289.218 sqm (change in non FAR only).
4. Certified Compliance Report was received vide File No.4-1352/2014/ENV/PART-II dated 20/07/2022 and the ATR was already submitted19.07.2022. The same has already been forward to SEIAA, Haryana by NRO MOEF&CC on 20thJuly 2022.

5. That due to proposed expansion there will be no change in population, water, waste water, STP and solid waste generation etc. Comparative statement is as below:

Sr.No.	Particulars	As per Previous EC dated 07.02.2019	As Per Revised Proposal	Difference
1	Plot Area	11,537.57 sqm	11,537.57 sqm	0.00
2	Built Up Area	71,057.12 sqm	73289.218 sqm	2,232.10 sqm
3	Proposed FAR	42,088.21 sqm	41415.201 sqm	-673.01 sqm
4	Non FAR	28,968.91 sqm	31,874.02 sqm	2,905.11 sqm
5	Proposed Gr. Cov.	4,524.14 sqm	5222.094 sqm	697.95 sqm
6	No. of Floors	Basements+G+16	Basements +G+16	Basements+G+16
7	Green Area	2423.82 sqm	2423.82 sqm	0
8	Parking	677	673	-4.00
9	Power Requirement	4004 Kw	4004 Kw	0.00 Kw
10	Dg Back Up	5500 Kva	5500 Kva	0.00
11	Project Cost	160.3 cr.	163 cr.	3 cr.
12	Total water requirement	337 KLD	337 KLD	0.00
13	Total Fresh Water requirement	42 KLD	42 KLD	0.00
14	Treated Water requirement	295 KLD	295 KLD	0.00
15	Waste water generation	131 KLD	131 KLD	0.00
16	STP capacity	160 KLD	160 KLD	0.00
17	Additional Treated water	177 KLD	177 KLD	0.00
18	Total Solid Waste generation	1226 kg/day	1226 kg/day	0.00
19	Bio degradable waste	490.4 kg/day	490.4 kg/day	0.00

The PP also submitted basic details of the project as under:

Table 2: Basic Details

Name of the Project: Proposed Expansion of Commercial Complex at Sector 27, Sushant Lok-1, Gurugram, Haryana by M/S Asthetic Township Developers Private Limited					
Sr. No.	**Particulars**		**Details as per previous EC**	**Details as per Proposed Expansion**	**Total**
1.	Online Proposal No.		SIA/HR/MIS/276205/ 2022		
2.	Latitude		28° 27’ 57.95” N		
3.	Longitude		77° 04’ 28.91”E		
4.	Total Plot Area		11,537.57 sqm	-	11,537.57 sqm
5.	Built Up area		71,057.12 sqm	2,232.10 sqm	73289.218 sqm
6.	Proposed Ground Coverage		4,524.14 sqm	697.95 sqm	5222.094 sqm
7.	Permissible Ground Coverage		-	-	6922.542 Sqm
8.	Permissible FAR		-	-	41766.00 Sqm
9.	Proposed FAR		42,088.21 sqm	-673.01 sqm	41415.201 sqm
10.	Green Area		2423.82 sqm	-	2423.82 sqm (21%)
11.	Rain Water Harvesting Pits		-	-	03 Nos
12.	STP Capacity		160 KLD	-	160 KLD
13.	Parking Required		-	-	663 ECS
14.	Parking Provided		677 ECS	-4 ECS	673 ECS
15.	Organic Waste Converter		1 Nos.	-	1 Nos.
16.	Maximum Height of the Building (m)		-	-	95.95 m
17.	Power Requirement		4004 kW	-	4004 kW
18.	Source		Dakshin Haryana BijliVitaran Nigam Limited (DHBVN)		
19.	Power Backup		5500 kVA	-	5500 KVA
20.	Total Water Requirement		337 KLD	-	337 KLD
21.	Fresh Water Requirement		42 KLD	-	42 KLD
22.	Recycled/Treated Water Requirement		295 KLD	-	295 KLD
23.	Waste Water Generated		131 KLD	-	131 KLD
24.	Solid Waste Generated		1226 kg/day	-	1226 kg/day
25.	Biodegradable Waste		490.4 kg/day	-	490.4 kg/day
26.	Max No of Floors		Basements+G+16	-	Basements+G+16
27.	Total Cost of the project:		160.3 Cr	3 Cr	163.3 Cr
28.	Incremental Load in respect of:	PM 2.5	0.22 μg/ m3		
		PM 10	0.373 μg/ m3		
		SO_x	1.32μg/ m3		
		NO_x	6.3 μg/ m3		
		CO	0.00174 μg/ m3		

Table 2: EMP BUDGET

Environment Budget (Construction Phase)		
COMPONENT	**CAPITAL COST (Rs in Lacs)**	**RECURRING COST (Rs in Lacs)/Annum**
BARRICADING OF CONSTRUCTION SITE	7.5	1.65
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	5	2.4
DUST MITIGATION MEASURES	1.5	0.25

SITE SANITATION	2	1
MOBILE STP	3	1
DISINFECTION/ PEST CONTROL		0.5
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	1	0.5
LABOR WELFARE (canteen, creche,safeacess road - water power, cooking kerosene/gas)	2.5	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	**26.5**	**13.2**

ENVIRONMENT BUDGET (Operation Stage)		
COMPONENT	**CAPITAL COST (Rs. in Lacs)**	**RECURRING COST (Rs. in Lacs)/Annum**
SEWAGE TREATMENT PLANT (160 KLD)	32	8.64
RAIN WATER HARVESTING SYSTEM (03 Nos)	10.5	1.58
SOLID WASTE STORAGE BINS & COMPOSTER (Organic Waste Converter 0.49 tpd)	8.33	5.50
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	1.69	0.42
ROOF TOP SPV PLANT (120 KWp)	96	0.00
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	**148.52**	**18.14**

A detailed discussion was held on the submission as well as presentation made by the PP before the committee. After discussion considered the submission of PP and rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e.Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP

shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.

2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The 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 dumping site.
5. 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
6. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **2423.82 sqm (21%)** shall be provided for green area development.
7. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
8. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used
9. The PP shall increase use of solar power upto 5% of total power demand.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall not carry any construction below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.

18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. **03 Rain water harvesting recharge pits** shall be provided for ground water recharging as per the CGWB norms.
20. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. The PP shall increase the capacity of STP already installed
23. The PP shall submit the time schedule of Green Area Development, plantation, STP, OWC, RWH.
24. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
25. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
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. <u>Statutory Compliance:</u>

[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, and the Plastics Waste (Management) Rules, 2016 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 PM25) covering upwind and downwind directions during the construction period.

iv. Diesel power generating sets proposed as source of backup power should be of enclosed

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

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

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

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

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

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

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

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

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

II Water Quality Monitoring and Preservation

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

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

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

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

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

vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc 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 off 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.

246.08 EC of Proposed Expansion of Commercial Complex Project at Sector-66, Gurugram, Haryana by M/s Gentle Realtors Pvt. Ltd.

Project Proponent : Sh.Satpal Singh
Consultant : Ind Tech House Consult

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIS/278736/2022 dated 17.06.2022 as per check list approved by the SEIAA/SEAC for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 244th meeting of SEAC, Haryana held on 08.07.2022 but deferred as the Certified Compliance Report could not be circulated among the members in time.

The case was taken up in 246th meeting of SEAC. The PP presented its case before the Committee and submitted undertaking dated 22.08.2022 as under:

1. That Earlier Environment clearance under expansion category was obtained vide letter no.SEIAA/HR/2018/247 dated 04.04.2018 for plot area 19598.90 Sqm and built-up area 107987.22 sqm.
2. That the proposed expansion is due to minor changes in approved plan and the population, water and solid waste calculation have also been revised as per NBC 2016.
3. That Certified Compliance report was received vide File No.4-672/2009/ENV/PART-II dated 29/06/2022 and the ATR was already submitted 27.06.2022. The same has already been forward to SEIAA, Haryana by NRO MOEF&CC on 30th June 2022.
4. That, earlier our case was recommended by SEAC Haryana under amendment category in 212th meeting of SEAC held on 27.03.2021 and 228th Video Conferencing (VC) Meeting of SEAC, Haryana, dated 03.12.2021.
5. That, the SEIAA, Haryana rejected the proposal vide its letter no. SEIAA/HR/ 2022/158 dated 14/01/2022 and advised us to apply the proposal under expansion category so, we have applied our project under expansion category.
6. That Comparative statement is as below:

Description	As per EC letter dated 04.04.2018	As per Revised Proposal	Change	Unit
Plot Area	19598.9 sqm	19598.9 sqm	No Change	
Proposed Built Up Area	107987.22 sqm	1,07,975.57 sqm	-11.65 sqm	sqm
No. of Building Blocks	4	4	No Change	Nos

No. of Floors	4B+GF+42	4B+G+45	Addition of 3 Floors	Nos
Max Height of Building	182.65	193.65	Inc. 11	M
Total Water Requirement	584	559	Dec. 25	KLD
Fresh Water Requirement	137	194	Inc. 57	KLD
Total Waste Water Generation	221	319.93	Inc. 98.93	KLD
STP Capacity	265	380	Inc. 115	KLD
Proposed Green Area	4712	4712	No Change	Sqm
Total Proposed Parking	1121	1049	Dec. 72	ECS
Solid Waste Generation	1.64	2.45	Inc. 0.81	TPD
RWH pits	5	5	No Change	Nos.
Other Parameters as per Application				
Proposed Ground Coverage	7067	7162.922	Inc. 95.922	Sqm
Proposed FAR Area	65620	67966.313	Inc. 2346.313	Sqm
Proposed Basement Area	39722.45	37991.48	Dec. 1730.97	Sqm
Proposed Non FAR Area	2644.77	2017.78	Dec. 626.99	Sqm
Population	11853	10059	Dec. 1794	Nos
NON RESIDENTIAL	5256	6146	Inc. 890	Nos
Visitor	6597	3913	Dec. 2684	Nos
Electrical Load	7200	7600	Inc. 400	KW
DG Backup	7500	7530	Inc. 30	KVA

During the presentation, the PP has also submitted necessary information about the project as under:

TABLE 1: Basic Details

Name of the Project: Proposed Expansion of Commercial Complex Project at Sector - 66, Gurugram by M/s Gentle Realtors Pvt. Ltd.				
Sr. No.	**Particulars**	**As per EC letter dated 04.04.2018**	**Modification & Expansion**	**Total**
1.	Online Proposal Number	SIA/HR/MIS/278736/2022		
2.	Latitude	28°24'17.81"N		
3.	Longitude	77° 03'30.77"E		
4.	Total Plot Area	19598.9	-	19,598.9 Sq.m
5.	Achieved Ground Coverage	7076	+95.922	7162.922 Sqm
6.	Achieved FAR	65620	+2346.313	67966.313
7.	Non FAR Area	42,367.22	-2357.96	40,009.26
8.	Built up area	107987.22Sqm	-11.65Sqm	1,07,975.57sqm
9.	Total Green Area with Percentage	4712 Sqm (24.04 %)	-	4712 Sqm (24.04 %)

10.	Rain Water Harvesting Pond	5 Nos	-	5 Nos.
11.	STP Capacity	265 KLD	+ 115 KLD	380 KLD
12.	Total Parking	1121 ECS	- 72 ECS	1049 ECS
13.	Organic Waste Converter	1	-	1 Nos
14.	Maximum height & number of floors (in meter)	182.65 m 4B+GF+42	+ 11 m Addition of 3 Floors	193.65 m 4B+G+45
15.	Power Requirement	7200 KW	400 KW	7,600 KW
16.	Power Backup	7500 KVA	30 KVA	7,530 KVA
17.	Total Water Requirement (KLD)	584 KLD	Dec. 25 KLD	559 KLD
18.	Domestic Water Requirement (KLD)	-	-	188 KLD
19.	Fresh Water Requirement (KLD)	137 KLD	+ 57 KLD	194 KLD
20.	Recycled/Treated Water Requirement (KLD)	-	-	319.93 KLD
21.	Waste Water Generated (KLD)	221 KLD	+ 98.93 KLD	319.93 KLD
22.	Solid Waste Generated (TPD)	1.64 TPD	+ 0.81 TPD	2.45 TPD
23.	Biodegradable Waste (TPD)	0.66	0.82 TPD	1.48 TPD
24.	Number of Towers /Blcoks	4	-	4 Nos
25.	Total Cost of the project:	216 Cr	9 Cr	225 Crores
26.	EMP Budget (per year)	i) Capital Cost	2.70 Cr	
		ii) Recurring cost (per year)	0.42 Cr.	
27.	Incremental Load in respect of:	PM10	0.030µg/m^3	
		PM2.5	0.018µg/m^3	
		SO2	0.159 µg/m^3	
		NOx	0.254 µg/m^3	
		CO	0.068µg/m^3	

Table 2: EMP BUDGET

ENVIRONMENT BUDGET (Operation Stage)		
COMPONENT	**CAPITAL COST (Rs in Lacs)**	**RECURRING COST (Rs in Lacs)/Annum**
SEWAGE TREATMENT PLANT	76	20.52
RAIN WATER HARVESTING SYSTEM	17.5	2.63
SOLID WASTE STORAGE BINS & COMPOSTER (Organic Waste Converter	25.16	16.61
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	3.8848	0.97

ROOF TOP SPV PLANT	148	0.00
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	**270.54**	**42.72**

A detailed discussion was held on the submission as well as presentation made by the PP before the committee. After discussion considered the submission of PP and rated this project with **"Gold Rating"** and was of the unanimous view that this case should be recommended to the SEIAA for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations:

A. Specific conditions:-

1) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e.Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3) The 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 dumping site.
5) 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
6) The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 4712 sqm (24.04 %)** shall be provided for green area development.
7) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

8) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used
9) The PP shall increase use of solar power upto 5% of total power demand.
10) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fightingequipments etc. as per National Building Code including protection measures from lightening etc.
12) The PP shall not carry any construction above or below the Revenue Rasta, if any
13) The PP shall not carry any construction below the HT Line passing through the project, if any.
14) The PP shall obtain the Fire NoC from the Competent Authority before taking occupation of the building.
15) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16) The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19) **05 Rain** water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
20) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
21) The PP may provide electric charging stations to facilitate electric vehicle commuters.
22) The PP shall increase the capacity of STP already installed
23) The PP shall submit the time schedule of Green Area Development, plantation, STP, OWC, RWH.
24) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
25) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
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. <u>Statutory Compliance:</u>

[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, and the Plastics Waste (Management) Rules, 2016 shall be followed.

[10] The project proponent shall follow the ECBC Act/ECBC-Rulesprescribed 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 PM25) covering upwind and downwind directions during the construction period.

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

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

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

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

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

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

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

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

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

II Water Quality Monitoring and Preservation

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

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

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

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

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

vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc 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 off 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.

246.09 EC for Revision & Expansion of Residential Plotted Colony project located at Sector – 102 & 102A, Village Dhankot & Kherkimajra Gurugram, Haryana by M/s Countrywide Promoters Pvt Ltd

Project Proponent : Shri Sanjeev Sharma
Consultant : Oceao Enviro Management Solutions (India) Pvt. Ltd.

The project was submitted to the SEIAA vide online proposal No.SIA/HR/MIS/281054/2022on 04.07.2022 for obtaining the Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006.

The case was taken up in 245th meeting of SEAC, Haryana held on 25.07.2022 but case was deferred on request of PP made through email dated 24.07.2022.

The case was taken up in 246th meeting of SEAC. The PP alonwith Consultant presented its case before the Committee. After detailed deliberation the Committee raised following observations:

- In Certified Compliance Report circulated by MoEF&CC vide number 580, dated 13.09.2021 and conveyed to MS, SEIAA vide letter dated 27.09.2021, it is clearly mentioned that

- *the PP has partially completed the project and obtained OC from Town & Country Planning Department for different plots during the year 2018 to 2020.*
- *The validity of EC has already been expired, however, construction work of individual plots at some places has been observed during the visit. Except this no other construction activity has been observed at project site during the visit*

- Further, the PP and Consultant confirmed that they have not applied for extension of Environment Clearance during the validity of EC/grace period
- Moreover, PP submitted that they have been granted ToR vide SEIA letter no. SEIAA/HR/2021/425 dated 23.06.2021.

After detailed deliberation, the Committee has decided that since the PP has not applied for extension of EC within statutory validity of EC for this project as such they should apply under appropriate category of expansion for this project so that case can be apprised by the SEAC.

246.10 ToR under violation category for the Expansion of Commercial Project 'AIPL Joy Street' at Sector 66, Gurugram, Haryana by M/s Landmark Apartments Private Limited

Project Proponent : Shri Satyender
Consultant : Vardan Environet

The project was submitted to the SEIAA, Haryana vide online proposal No. SIA/HR/MIS/78164/2022 dated 10.06.2022 as per check list approved by the SEIAA/SEAC for obtaining ToR (Violation) under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 244th meeting of SEAC, Haryana but it was deferred on request of PP. The case was again taken up in 246th meeting of SEAC. The PP alongwith consultant appeared before the committee and submitted following points:

1. That EC was obtained on **11.07.2012** for built up area of **51,844.450 sqmtr.**
2. That the violation was carried for only **2,707.318 sqmtr.**
3. That PP has obtained Occupation Certificate (OC) **through Memo No. ZP-483/SD(DK)/2020/17009 dated 28.09.2020.**
4. That PP has also obtained CTO on 08.06.2021 for the part of building for which EC was already obtained.

Basic details Table No.1

Name of the Project: "Expansion of commercial project "Landmark Mall" sector-66, Gurugram, Haryana M/s Landmark Apartments Pvt. Ltd.				
Sr. No.	**Particulars**	**Existing (As per EC)**	**Expansion**	**Total Area (in m^2)**
	Proposal No. SIA/HR/MIS/78164/ 2022			
1.	Plot Area	16010.05 sq.m (3.95 acres)	-	16010.05 sq.m (3.95 acres)
2.	Permissible Ground Coverage	--	--	9606.0882 (60%)
3.	Proposed Ground Coverage	--	--	6561.688 (40.99%)
4.	Permissible FAR	--	--	28017.757 (175 %)
5.	Additional FAR (GRIHA 12% of Plot Area)	--	--	1921.217 (12%)

6.	Total FAR permissible (sum of FAR & GRIHA FAR)	--	--	29,938.974 (187%)
7.	**Proposed F.A.R.**	--	--	**29,931.773 (186.95%)**
8.	Non FAR Area	--	--	**24,619.995**
9.	Total Built Up area	**51,844.450**	2,707.318	**54,551.768**
10.	Total Green Area with Percentage	4,803.015 (30%)	-800.475	4,002.513 (25%)
11.	Rain Water Harvesting Pits	4 Nos.	-	4 Nos.
12.	STP Capacity	50 KLD	-	400 KLD
13.	Total Parking (proposed)	671 ECS	-	599 ECS
14.	Organic Waste Converter	-	-	1040 Kg/day (1×500 Kg/day+ 1 x 500 Kg/day + 40 Kg/day)
15.	Maximum Height of the Building (m)	56 m	21.22 m	77.20 m
16.	Power Requirement	3824 KVA	-	2.695 MW
17.	Power Backup		-	2 x 1500 KVA & 1010 KVA
18.	Total Water Requirement	91 KLD	237 KLD	328 KLD
19.	Domestic Water Requirement	68 KLD	64 KLD	132 KLD
20.	Fresh Water Requirement	68 KLD	64 KLD	132 KLD
21.	Treated Water	36 KLD	160 KLD	196 KLD
22.	Waste Water Generated	39 KLD	179 KLD	218 KLD
23.	Solid Waste Generated	390 kg/day	-	1408 kg/day
24.	Biodegradable Waste	--	-	845 kg/day
25.	Basement	3	-	3
26.	Stories	GF+12	+3	GF+15
27.	Total Cost of the project:	-	-	260 Cr.

The Committee discussed the case under violation category and after detailed deliberations on the information presented by the project proponent, unanimously decided to **recommend** the case to SEIAA for Grant of Terms of Reference (under violation) for undertaking EIA and preparation of Environment Management Plan (EMP):-

1. The State Government/SPCB to take action against the project proponent under the provisions of the Section 15 read with Section 19 of the Environment (Protection) Act, 1986, and no OC, Consent to Operate or Consent to Establish shall be granted for violation part of the project.
2. The Project Proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource augmentation plan with the SPCB prior to the grant EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.
3. Detailed SoP dated 07.07.2021 regarding grant of EC to violation cases to be considered the action on merits. The action may be initiated under Section 15 read with Section 19 of the EP Act, 1986 against all violations.
4. The PP should submit compliance report of existing building from the Competent Authority.

Standard Terms of References (ToR)

1. Project site details (location, toposheet of the study area of 10 km, coordinates, Google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage).
2. Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Development Authorities, Local Body, Water Supply & Sewerage Board, etc.
3. Land acquisition status, R & R details.
4. Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km – Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
5. Baseline environmental study for ambient air ($PM_{10,}$ $PM_{2.5}$, SoZ, NOx& CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at Minimum 5 locations in the study area of 10 km.
6. Details on flora and fauna and socio-economic aspects in the study area. Likely impact of the project on the environmental parameters (ambient air, surface and ground water, land, flora and fauna and socio-economic, etc).
7. Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
8. Waste water management (treatment, reuse and disposal) for the project and also the study area.
9. Management of solid waste and the construction & demolition waste for the project vis-à-vis. the Solid Waste Management Rules, 2016 and the Construction & Demolition Rules, 2016.
10. Energy efficient measures (LED lights, solar power,etc.) during construction as well as during operational phase of the project as per ECBC Act read with rules made there under.
11. Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
12. Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation.
13. The remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited consultants.

Additional Terms of Reference:

The Project Proponent shall submit assessment of ecological damage, remediation plan and natural and community resource augmentation plan since its construction being violation case which shall be later incorporated as an independent chapter in the environment impact assessment report as follows:

a) Ecological Damage
b) Remediation plan
c) Natural and community resource augmentation plan with quantification

1. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isoplets) of PM10, PM2.5, So2, NO2, CO vis a vis wind rose diagram
2. The PP should submit incremental load statement with respect to existing approved capacity.

3. The PP should submit proper solid waste management plan with respect to provision of new waste management rules for all types of waste generated with details of provisions of organic waste converter within the project site.
4. The PP should submit Land use cover map of site and surrounding study area based on satellite images.
5. The PP should submit Traffic circulation management plan.
6. The PP should submit EMP provisions and compliance thereof.
7. 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.
8. The PP in EIA/EMP report should enclosed credible legal action u/s 19 read with section 15 of EPA initiated against the owned by State Govt./SPCB.
9. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted.
10. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern.
11. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS maintained on the basis of retention time.
12. The PP shall submit the Seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory.
13. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.
14. The PP shall submit the Design and location of lighting arrestors for multi storied buildings.
15. The PP shall submit the Geo Technical studies of project area.

246.11 EC for Proposed Commercial Colony Project in the Revenue Estate of Village- Pawala Khusrupur, Sector-106, Gurgaon Manesar Urban Complex, and Haryana over an area measuring of 6.525 Acres by M/s Airmid Developers Limited

Project Proponent : Sh. Arvind Dhingre
Consultant : Vardan EnviroNet

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIS/286242/2022 dated 30.07.2022 as per check list approved by the SEIAA/SEAC for obtaining Environment Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 244th meeting of SEAC, Haryana held on 09.07.2022 but case was deferred on request of PP. The case is again taken up in 246th meeting of SEAC. The PP alongwith consultant appeared before the committee and presented the case as under:

- The project is appraised on the concept basis. PP has submitted acknowledgement from GRIHA. The PP has also submitted receipt of application to competent authority forTOD approval.
- The land falls under the residential zone as per the Gurugram Master Plan 2031.
- That revenue rasta is passing through the site and PP will not cross any services through the revenue rasta.
- The project has been granted license No. 79 of 2012 dated 17.08.2012, which is renewed upto dated: 16.08.2024. & License no.11 of 2013 dated 12.03.2013 which is renewed upto dated: 11.03.2024.
- No wildlife sanctuary falls within 10 km from the project site
- The PP submitted the copy of DD of Rs.2 lakh as scrutiny fees in favor of MS, SEIAA.

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:-

Basic Detail

Name of the Project: Proposed Commercial Colony Project in the Revenue Estate of Village-PawalaKhusrupur, Sector-106, Gurgaon Manesar Urban Complex, and Haryana over an area measuring of 6.525 Acres is being developed by Airmid Developers Ltd and Others.			
Sr. No.	**Particulars**		
1.	Online Proposal Number		SIA/HR/MIS/286242/2022
2.	Latitude		28º 30' 5.533" N
3.	Longitude		77º 0' 20.157" E
4.	Plot Area		26,405.70 m^2/ 6.525 Acres
5.	Net Plot Area		23,708.88 m^2/ 5.858 Acres
6.	Proposed Ground Coverage		11,221.34 m^2 (47.33 %)
7.	Proposed FAR		85,823.03 m^2
8.	Non FAR Area		46,187.55 m^2
9.	Total Built Up area		1,32,010.58 m^2
10.	Total Green Area with %		4,741.78 m^2 (20% of net plot area)
11.	Rain Water Harvesting Pits (with size)		6 Pits (Length-5 m, Width-3 m & Depth-4.3 m)
12.	STP Capacity		2 STPs of total capacity of 430 KLD (150 KLD+280 KLD)
13.	Total Parking		1,717 ECS
14.	Organic Waste Converter		Total 2 nos. of OWC of capacity 1,750 Kg/day (1×1250+1×500Kg/day).
15.	Maximum Height of the Building (m)		78.80 m (till terrace)
16.	Power Requirement		8,240 KW (9,154 KVA)
17.	Power Backup		7 nos. DG sets of total capacity of 10,000 KVA i.e. (1×2,000 KVA+2×1,000 KVA+4×1,500 KVA)
18.	Water Requirement		488 KLD
19.	Domestic Water Requirement		232 KLD
20.	Fresh Water Requirement		232 KLD
21.	Treated Water		256 KLD
22.	Waste Water Generated		343 KLD (121 KLD+222 KLD)
23.	Solid Waste Generated		2,235 Kg/day
24.	Biodegradable Waste		1,341 Kg/day
25.	Basement		3 nos
26.	Number of Towers		NA
27.	Dwelling Units/ EWS		NA
28.	Community Center		NA
29.	Aganwadi cum Crenche		NA
30.	Stories		Lower Ground Floor+22 F
31.	R+U Value of Material used (Glass)		U Value: 1.61 w/sqm k SHGC: 0.23
32.	Total Cost of the project:	i) Land Cost	Total Cost of Project: 367 Cr.
		ii) Construction Cost	
33.	EMP Budget		**EMP Budget: 1,305 Lakhs**
34.	Incremental Load in respect of:	i) PM 2.5	0.01644

		ii) PM 10	0.03703
		iii) SO_2	0.2763
		iv) NO_2	0.17031
		v) CO	0.000051
35.	Construction Phase:	i) Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		ii) Water Requirement & Source	Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
		iii) STP (Modular)	1 Nos of 5 KLD
		iv) Anti-Smoke Gun	01 Nos of Anti-smoke gun

EMP Budget

During Construction Phase			**During Operation Phase**		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost (In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	5.00	25.00	Waste Water Management (Sewage Treatment Plant)	250.00	300.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	45.00	120.00
Green Belt Development	10.00	15.00	Green Belt Development	50.00	120.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	15.00
Rainwater harvesting system (6 pits)	20.00	5.00	Rainwater harvesting system	00.00	20.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20.00	20.00	DG Sets including stack height and acoustics	20.00	10.00
Medical cum First Aid facility (providing medical room & Doctor)	10.00	30.00	Energy Saving (Solar Panel system)	150.00	10.00
Storm Water	15.00	5.00			

Management (temporary drains and sedimentation basin)					
Total	**80 Lakhs**	**115 Lakhs**	**Total**	**515 Lakhs**	**595 Lakhs**

A detailed discussion was held on the submission as well as presentation made by the PP before the committee. After discussion considered the submission of PP and rated this project with **"Gold Rating"** and was of the unanimous view that this case for granting Environmental Clearance under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India should be recommended to the SEIAA with the following specific and general stipulations:

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e.Ultra Filtration to achieve standards ordered by NGT. The treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The 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 dumping site.
5. 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
6. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **4,741.78 m2 (20% of net plot area)** shall be provided for green area development.
7. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
8. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used
9. The PP shall increase use of solar power upto 5% of total power demand.

10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall not carry any construction below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. **06 Rain Water** harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.
20. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. The PP shall increase the capacity of STP already installed
23. The PP shall submit the time schedule of Green Area Development, plantation, STP, OWC, RWH.
24. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
25. The PP shall increase use of **solar power upto 5%** of total power demand.
26. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
27. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

B. <u>Statutory Compliance:</u>

[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, and the Plastics Waste (Management) Rules, 2016 shall be followed.

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

I Air Quality Monitoring and Preservation

1. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
4. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
5. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7. Wet jet shall be provided for grinding and stone cutting.
8. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
10. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
11. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
12. For indoor air quality the ventilation provisions as per National Building Code of India.

II Water Quality Monitoring and Preservation

1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

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

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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

V Waste Management

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

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

VI Green Cover

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

VII Transport

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

agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous:

1. The PP has submitted concept planning as such PP will have to obtain fresh environment clearance in case there is change in the planning.
2. 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.
3. 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.
4. 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.
5. 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.

6. 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.
7. 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.
8. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
9. 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.
10. 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.
11. 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
12. 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.
13. 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.
14. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
15. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
16. 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.
17. 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.

246.12 EC of Revision and Expansion of Group Housing Project at Village-Gopalpur, Sector-99 A, Tehsil & District-Gurgaon, Haryana by M/s Hasta Infrastructure Pvt. Ltd.

Project Proponent : Sh. Manish Kumar Gupta
Consultant : Aplinka Solutions & Technologies Pvt. Ltd.

The proposal for ToR was submitted via proposal no. SIA/HR/MIS/72638/2022 dated 25.02.2022. The ToR letter was issued for Revision and Expansion of Group Housing Project vide letter no. SEIAA (139)/HR/2022/852 dated 28.04.2022 The EIA was submitted to the SEIAA, Haryana vide online proposal no. SIA/HR/MIS/66644/2017 dated 29 July 2022.

The PP has deposited scrutiny fee of Rs.2,00,000/- vide DD No.586715 dated 08.03.2022 as prescribed in notification dated 14.10.2022 issued by the Environment & Climate Change Department, Haryana.

The project proponent submitted the case to the SEIAA for EC under Category 8(b) of EIA Notification 14.09.2006.

The case was taken up in 246thmeeting of SEAC held on 22.08.2022. The PP presented the case before the committee and submitted as under:-

- 1st Environment Clearance is obtained by the PP vide letter no. SEIAA/HR/2014/744 dated 29.05.2014 for construction of Group housing Colony project for the development of Group Housing Project over a plot area measuring 46,528.66 sqm (11.4975 acres) and built-up area 1,18,387.65 sqm. which is valid till 28.05.2024 as per the MoEF&CC notifications dated 29.04.2015, 18.01.2021 and 12.04.2022.
- The total plot area of project is 46892.87 sqm while the net plot area considered is 46528.66 sqm as an area of about 364.21 sqm is deducting under the road adjacent to site.
- The plot area in the previous EC (i.e. 11.5875 acres) remain the same as some portion of land was shown for future development and currently the expansion in BUA is being proposed on same area. So no new land addition has been done while BUA has been proposed to increase from 1,18,387.65 sqm to 186970.39 sqm.
- Aravali NOC, Forest NOC, NOC from Airport Authority of India, approved zoning, approved building plan have been submitted by the PP.
- The Land license has been obtained by DTCP, Haryana as License no. 37 of 2013 dated 03.06.2013 over a plot area measuring 11.5875 acres and was renewed dated 24.09.2019 for development of group housing project.
- The project falls under the purview of Transient Orient Development Policy, therefore TOD FAR is considered in the development of the project. License with TOD benefit (i.e. 3.5 FAR under intense zone and 2.5 FAR under transiting zone) was obtained dated 18.10.2021 has been submitted by the PP.
- 12% additional FAR has been considered for Energy saving measures under GRIHA. Pre-certification has been obtained and submitted by PP.
- Thus, revision and expansion is proposed with total built up area 1,86,970.39 sqm (FAR+ Non FAR).
- The certified compliance report was obtained from the Integrated Regional Office of MoEF & CC, Chandigarh dated 12.04.2022 and has been submitted by the PP.
- As per previous EC, 6 residential towers along with EWS, nursery school, community centre were proposed. Now, the project consists of 8 towers, 1 EWS block, Low rise apartments, Community Building, Nursery school and Convenient Shopping.
- Two additional residential towers (Tower 9 and 10) are proposed in the Future development area.
- There is an increase in BUA in the existing planning as well (number of floors are added in previous sanctioned towers) as per previously obtained EC.
- Tower 1 of previous planning shall now be developed as low rise apartments.
- In the current planning, FAR benefit of TOD, additional FAR of GRIHA and the area allocated as future development in previous plan are being utilized.
- The PP has clarified that the area earmarked as future development in the previous drawing approval was considered to be part of green area in the previous EC. The PP also clarified that this becomes the main reason for reduction of green area in the overall project.
- The proposed expansion of the project will lead to an increase in the population by 1,460 individuals. Hence after revision and expansion, the total estimated population of the complete project will be 5,270 individuals.
- STP capacity as per previous EC remains same as 480 KLD. In addition, 120 KLD of STP is required for increased wastewater generation due to expansion, so a single STP of total 600 KLD STP capacity is proposed for the complete project.
- Area and volume of swimming pool has been reduced.
- Although the approved building plan of revision and expansion sanctioned 18 % of plot area as green; after meeting all the requirements and keeping the planned areas within permissible limits, green area is proposed as 22.64 % (10,532.24 Sqm) as per the current planning.

- Miyawaki plantation on an area of 848.4 sqm is proposed in the green area development which will be a part of total green area of 10,532.24 sqm.
- Parking area has been proposed as per the approved Zoning and approved building plan.
- HT line of 400 kVA is passing through the site. 26 m of Horizontal clearance will be maintained from each side of the HT line (Total 52 Meters as per Haryana building code) where only lawn and road development is proposed.
- Assurance for sewage discharge has been obtained from GMDA and excess treated water will be discharged in municipal sewer line after obtaining the permission from the competent authority.
- Sultanpur Bird Sanctuary lies at about 5.3 Km (NW) from the project site.

The discussion was held on the Land License, net plot area, certified compliance report, ATR, zoning, approvals, additional FAR under TOD and GRIHA, STP capacity, water demand, EC validity, assurances, green area and parking. Further, certain observations were raised as following:

1. The PP shall submit a justification for increase in BUA while land area remains same.
2. The PP shall not make any change in the water demand as accorded in the previous EC and separately calculate the additional water demand for the population increased as per expansion. Accordingly calculate the STP capacity of the complete project.
3. The PP shall submit the sewage discharge assurance.
4. The PP shall share the facts with respect to the EC validity of project.
5. The PP shall give bifurcation of plot area in mosaic plan along with the green area. The PP shall develop Miyawaki plantation.
6. The PP shall give the reason for considering the net plot area.
7. The PP shall specify the capacity of the proposed swimming pool and justify the use of 5 KLD water for the pool as makeup water.
8. PP shall follow the Haryana Building Code (HBC) for maintaining the clearance from the HT line.
9. PP shall be given adequate parking provision considering the expansion.
10. PP shall submit the Affidavit for the submissions given against the clarifications asked during the meeting.

The PP submitted the reply of above said observations, giving clarifications for the queries communicated in the minutes of 246th SEAC meeting vide letter dated 22.08.2022.

Mosaic plan: Area details

Sr. No.	Particulars	Accorded in previous EC	Revision/ Expansion	Total proposed Area	% Net Plot area
1	Total Plot Area	46892.87 m^2			
	Area under road	-364.21 m^2			
2	Net Plot area	46528.66 sqm			100
3	Proposed Ground Coverage	10438.98 m^2	+6684.30 m^2	17168.28 m^2	36.90
4	Proposed Green Area	25,404.65 m^2 (Including the future development area as marked in approval)	-14872.41 m^2	10532.24 m^2	22.64
5	Proposed surface	6613.49 m^2	-1,055.88 m^2	5557.61 m^2	11.94

	parking				
6	Area under roads/pavements	4026.54 m^2	9243.99 m^2	13,270.53 m^2	28.52

Green area details

Particulars	Green Area (sqm)	Percentage of net plot
Green area sanctioned in approved building plan of revision and expansion	8439.12	18
Proposed Green area: 1. 848.4 sqm as per Miyawaki plantation technique 2. 1155.926 sqm peripheral green 3. 5823.374 sqm central green 4. 2704.54 sqm lawn area	10532.24 (2093.12 additional to sanctioned green area in approved drawing)	22.64

References considered for the ground coverage and green area

Guidelines	Permissible/Required limits	Proposed
Green Area	**15%** (Approved Building Plan)	**22.64 %** (The plot landuse has been planned as per the requirements and permissible limits and **no additional space remains on the site.** Although the approved building plan of revision and expansion sanctioned 18% of plot area as green; after meeting all the requirements and keeping the planned areas within permissible limits, green area is proposed as 22.64 %.)
Ground coverage	**40%** (Town and country planning department TOD notification, 2016)	**36.90 %**

Basic Details

Name of the Project : Revision and Expansion of Group Housing Project at Village Gopalpur, Sector 99-A, District & Tehsil, Gurugram, Haryana by M/s Hasta Infrastructure Pvt. Ltd.				
Sr. No.	**Particulars**	**As per Existing EC**	**Modification & Expansion**	**Total**
	Online Proposal Number	ToR: SIA/HR/MIS/72638/2022, EIA: SIA/HR/MIS/66644/2017		
1.	Latitude	28° 27'20.45''N		
2.	Longitude	76° 57'24.68''E		
3.	Total Plot Area	46892.87 m^2		
4.	Net Plot Area	46528.66 m^2		
5.	Achieved Ground Coverage	10483.98 m^2	6684.30 m^2	17168.28 m^2 (36.90% of plot area)
6.	Achieved FAR	78606.48m^2	26939.07 m^2	105545.55 m^2

7.	Non FAR Area	39781.17 m^2	40560.81 m^2	80355.68 m^2
8.	Built up area	118387.65 m^2	68569.04 m^2	186970.39 m^2
9.	Total Green Area with Percentage	25404.65 m^2	-14872.41 m^2	10532.24 $m^{2(}$ 22.26%)
10.	Rain Water Harvesting Pond	12 rain water harvesting pits for recharge		
11.	STP Capacity	480 KLD	120KLD	600 KLD
12.	Total Parking	1028 ECS	377 ECS	1405 ECS
13.	Organic Waste Converter	1 no. of organic waste convertor (OWC-130).		
14.	Maximum height & number of floors (in meter)	104.50 meters	11 meters	115.80meters
15.	Power Requirement	4342.38KVA (3473.90 KW)	11849.41KW	4663.31 KW
16.	Power Backup	6000 kVA	-2480 kVA	Total 3520 kVA (2X1010 KVA+ 2X750 kVA)
17.	Total Water Requirement (KLD) • One Time • Regular	660 KLD	117 KLD	777 KLD
18.	Domestic Water Requirement (KLD)	332 KLD	87 KLD	419 KLD
19.	Fresh Water Requirement (KLD) • One Time • Regular	332 KLD	87 KLD	419 KLD
20.	Recycled/Treated Water Requirement (KLD)	328 KLD	30 KLD	358 KLD
21.	Waste Water Generated (KLD)	436 KLD	95 KLD	531 KLD
22.	Solid Waste Generated (kg/day)	1712.20 Kg/day	664 Kg/day	2376.2 Kg/Day
23.	Biodegradable Waste (kg/day)	1027 Kg/day	704.65 Kg/day	1731.65 kg/day
24.	Number of Towers	06 Towers, 1 EWS block, Community Building, Nursery school and Convenient Shopping	02 Towers, Low rise apartments	8 towers, 1 EWS block, Low rise apartments, Community Building, Nursery school and Convenient Shopping
25.	Dwelling Units/ EWS	532MDU & 94 EWS	192 MDU & 34 EWS	724 MDU & 128 EWS
26.	Saleable Units	Same as Dwelling Units		
27.	Community centre	1056.64 m^2	12.52 m^2	1069.16 m^2
28.	Stories	Tower 1,2,3,4,5,6 [B+GF/S1+29 (maximum)], 1 EWS (G+4)	-	Tower 2,3(B+GF/S1+FF/S2+30), Tower 4(B+GF/S1+FF/S2+35), Tower 5,6(B+GF/S1+FF/S2+34), Tower 7(B+GF/S1+FF/S2+32), Tower 9(B+GF/S1+32), Tower 10(B+GF/S1+35), 1 EWS block (GF

					(nursery)/S1 +6)
29.	R+U Value of Material used		2.79		
30.	Total Cost of the project:		₹620/-Crore	₹80/-Crore	₹700/-Crore
31.	EMP Budget (per year)	i) Capital Cost	157.95 lakhs of EMP existing part, 730 Lakhs under CSR of existing part, For expansion; 28 Lakhs outside the site, 32 Lakhs inside the site		
		ii) Recurring cost (per year)	20.9 lakhs		
32.	Incremental Load in respect of:	i. PM 10	0.198 µg/m^3		
		ii. PM 2.5	0.198 µg/m^3		
		iii. SO_2	0.32µg/m^3		
		iv. NO_2	1.21µg/m^3		
		v. CO	0.85µg/m^3		

EMP BUDGET DETAILS FOR EXPANSION PART

S.No.	Description	CONSTRUCTION PHASE		OPERATION PHASE	
		Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1.	STP/Wastewater treatment (including Sanitation for Labours)	1	1	-	-
2.	Solid waste management	4	0.9	-	-
3.	EMP cost of Construction phase(green net, tarpaulin cover to cover the construction material and GI Sheet)	3	6	-	-
4.	Environment Monitoring (Air, Noise, Soil, and Water Monitoring) , six monthly compliance Report and Environment Management Cell	-	4.5	-	3.5
5.	Acoustic enclosure/stack for DG sets and Energy savings	-	-	4	2.00
6.	Installation of Solar PV	-	-	20	3.00
	Total	**8**	**12.4**	**24**	**8.5**

Brief budget outline with activities budget for nearby area/ outside the project boundary

S. No.	Activities	Proposed Locations	Tangible outcome	Capital Cost (in Rs)							Total cost (in Rs)
				1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1.	Pond Management (area less then5 acres)	Pond Name: Baba Mana Wala Location: Shikohpur village, Manesar UID No.: 01HRFRDFRD0123KHER015	1 pond	1300000	-	-	-	-	-	-	13,00,000
2.	Development of Toilets (Separate toilets for boys & girls) in schools for students	1 Govt. High School Hayatpur School Code 6180110702 2 Govt. Primary School; Hayatpur- School Code 6180110701 3 Govt. Primary School Saliq	Four toilets	50000/-		50000	50000	50000	-	-	200000

3.	Installation of Smart classroom in School	Ki Dhani- School Code 6180111101. 4. Govt. Medium School Dhanawas- School Code 6180402902	Four smart classrooms	15000/-		15000		15000		15000	60000
4.	Installation of 3KW Solar Panels for electrification		Four 3KW solar panels	40000/-	40000			40000	40000	4000/-0	160000
5.	Books distribution in Library		Distribution in Four libraries				10000	10000	10000	10000	40000
6.	Installation of RO system for drinking purpose		1 RO installation at Govt. schools.		40000						40000
7.	Conservation Plan	Sultanpur National Park	Explained below								10,00,000
Total Budget											**28,00,000**

TABLE-9.8-TOTAL EMP BUDGET

Wildlife

S. No.	Particular	Total Cost (in Lakhs)
1.	EMP budget of Existing part	157.95
2.	CSR Budget	730
3.	EMP budget for Expansion part	52.9
4.	Development Programmes and other Initiatives	28
	Total	**968.85**

Protection Plan:

The detail protection plan with budget allocated for each activities area as follows:

S. No.	Activities	Total cost
A	Plantation (Based on Miyawaki Method)	4,00,000/-
B	Construction of Pond.	1,50,000/-
C	Construction of feeding platforms and enclosure	1,50,000/-
D	Putting artificial nests	1,50,000/-
E	Awareness program among school/college students through NGO/CBOs.	1,50,000/-
	Total	**10,00,000/-**

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

A. Specific conditions:-

1) Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening
2) The PP shall also develop the Miyawaki Forest as proposed in the EMP with the capital cost and maintain the same. The Miyawaki forest shall be developed under the guidance of MD Forest Corporation Haryana
3) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4) The PP shall ensure that total 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. The PP shall establish Environment monitoring cell as per documents submitted.
5) The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
6) The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
8) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbageand 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 **10532.24 m2 (22.26%)** shall be provided for Green Area development for whole project, excluding plot areas.

11) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
12) Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
13) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
14) The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
15) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
17) The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
18) The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
19) The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
20) **12 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 **RWH pits**.
22) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022relavant to the project.
23) The PP may provide electric charging stations to facilitate electric vehicle commuters.
24) 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.
25) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
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 nonforest purpose involved in the project.
[4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

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

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

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

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

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

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

I Air Quality Monitoring and Preservation

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

II Water Quality Monitoring and Preservation

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

19) Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
20) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

V Waste Management

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

VI Green Cover

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

VII Transport

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

c) Proper design of entry and exit points.
d) Parking norms as per local regulation.

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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous

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

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

246.13 EC for proposed Warehouse project in the revenue estate of Village: Kulana & Amadalpur, Tehsil & District: Jhajjar, Haryana by M/s Avon Properties Private Limited

Project Proponent : Sh. Anup Pandey
Consultant : Oceao Enviro Management Solutions (India) Pvt. Ltd.

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIS/240005/2021 dated 22.11.2021 as per check list approved by the SEIAA/SEAC for

obtaining Environment Clearance under Category 8(a) of EIA Notification 14.09.2006. The prescribed scrutiny fee of Rs.1,50,000/- by way of DD no.010994, dated 14.07.2022.

The case was taken up in 246th meeting of SEAC, Haryana held on 22.08.2022. The PP alongwith consultant appeared before the committee and presented his case.

The discussion was held on Aravali NoC, permission for abstraction of ground water for operational phase, ZLD, RWH, solar power and approval of building plan. The PP has submitted an undertaking dated 22.08.2022 stating there in as under:-

a) That the PP shall obtain permission for abstraction of ground water from **Haryana Ground Water Authority** operational phase after obtaining occupancy certificate from the Directorate of Town & Country Planning at the project site
b) The PP shall not discharge any excess treated water outside from the project premises and shall achieve ZLD
c) The Aravali NoC is not applicable to their case as the project site belongs to Jhajjar District
d) The PP shall provide rainwater storage tanks for collection of rainwater for obtaining environmental clearance as the depth to ground water level is below 5 mtrs. as recharge pit cannot be provided as per the hydrogeological site conditions at the project site.
e) That PP shall increase use of solar up to 22.5 KW capacity (i.e. 7.5% of total load) at the project site
f) That PP shall obtain fresh environmental clearance if they do any change at the project site in the conceptual proposal as submitted.

The PP has further submitted **Basic Details** of the project as under:

Name of the Project: Non-Agro Warehouse Project located at Village Kulana, Amadalpur, Tehsil & District Jhajjar by M/s Avon Properties Private Limited		
Sr. No.	**Particulars**	**Details**
1.	Latitude	28^0 26' 24.820" N
2.	Longitude	76^0 39' 36.254" E
3.	Total Plot Area	37985.75 sqm
4.	Built Up area	28354.891 sqm
5.	Permissible Ground Coverage	**22791.450 sqm (60%)**
6.	Proposed Ground Coverage	19497.756 sqm (51.33%)
7.	Permissible FAR	**28489.313 sqm (75%)**
8.	Proposed FAR	27853.936 sqm (73.33%)
9.	Green Area	5701.661 sqm (15.01%)
10.	Rainwater Harvesting Pits	10 Nos (84 cum each)
11.	STP Capacity	30 KLD
12.	Parking Required	**5697.863 sqm (15%)**
13.	Parking Provided	5728.58 sqm (15.08%)
14.	Organic Waste Converter	01 Nos
15.	Maximum Height of the Building (m)	13.20 m
16.	Power Requirement	300 KW
17.	Source	UHBVN, Macchrauli
18.	Power Backup	02 Nos of DG Sets having total capacity 305 KVA (1 x 180 + 1 x 125)
19.	Total Water Requirement	46 KLD
20.	Fresh Water Requirement	19 KLD

21.	Recycled/Treated Water Requirement		27 KLD
22.	Waste Water Generated		25 KLD
23.	Solid Waste Generated		246 kg/day
24.	Biodegradable Waste		147.60 kg/day
25.	Number of Towers		02 Blocks for storage
26.	Basement		Nil
27.	Stories		Nil
28.	R+U Value of Material used (Glass)		U = 3.5 W/sqm k, R = 0.91
29.	Total Cost of the project:		38 Cr
30.	CER		87 Lacs
31.	Incremental Load in respect of:	PM 2.5	0.08 µg/m3
		PM 10	0.19 µg/m3
		SO_x	1.46 µg/m3
		NO_x	3.26 µg/m3
		CO	1.48 mg/m3

Table 2: EMP BUDGET

Sr. No	Capital Cost		Recurring Cost	
	Activities	**Rs. In Lakhs**	**Activities**	**Rs in Lakh/year**
1.	Water for Dust suppression	3.0	Water for Dust suppression	1.0
2.	Wastewater Management	41.0	Wastewater Management	6.0
3.	Air, Noise, Soil, Water Monitoring	0.0	Monitoring of environmental parameters from NABL/MOEF Approved laboratory	2.0
4.	PPE for workers & Health Care	1.0	PPE for workers & Health Care	0.5
5.	Green Belt Development	7.50	Maintenance of Green Belt Development	1.50
6.	Solid Waste Management	4.50	Solid Waste Management	1.0
7.	Construction, Commissioning of RWH storage tanks	30.0	Maintenance, Cleaning and Monitoring of RWH structures	3.0
	Total	87.0		15.0

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

A: Specific Conditions:

1. The PP shall take the necessary approval from PESO, if applicable
2. The PP shall follow the compliance of Public Liability Insurance Act, 1991
3. The PP shall carry the isolated storage of each chemical to be stored with the existing precautions as per the MSHIC Rules, 1989 and abide by all conditions of MSDS.

4. 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.
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. The PP and consultant agree to display the First Aid measure, Fire Fighting Measure, Accidental Release measure, Exposure and control (Personal Measure) at the site.
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. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e.Ultra Filtration. The Treated effluent from STP shall be recycled/ reused for flushing. DG cooling, Gardening and HVAC.
9. The PP shall comply with provisions of Occupational Safety health and working conditions Code 2019.
10. 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.
11. 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.
12. Separate wet and dry bins must be provided 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.
13. The PP shall implement the EMP and assess that the implemented EMP is adequate and periodic environmental audits shall be conducted and maintained the records of audit. These audits shall be followed by Corrective action plan to correct the various measures identified during the audits (CAP).
14. 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 km 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
15. 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. **5701.661 sqm (15.01%) shall be provided for green area development**.
16. The PP shall provide the Anti-smog gun mounted on vehicle in the project for suppression of dust during construction phase and shall use the treated water, if feasible.
17. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used.
18. The PP shall not carry any construction below the HT Line passing through the project, if any.

19. The PP shall not carry any construction above or below the Revenue Rasta, if any.
20. The PP shall obtain the permission regarding withdrawal of ground water from CGWA/State water Authority, Haryana before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
21. The PP shall not allow parking of the vehicles on the roads or revenue Rasta outside the project area.
22. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority
23. The PP shall develop the onsite and offsite emergency plan in consultation with the regulatory authority.
24. The PP shall **use 22.5 KWA (7.5%) as solar energy** of total power demand.
25. **10 Rain Water Harvesting** recharge pitsshall be provided for ground water recharging as per the CGWB norms.
26. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
27. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
28. The PP may provide electric charging stations to facilitate electric vehicle commuters.
29. PP shall submit timeline regarding implementation of green plan and RWH.
30. The PP shall not allow establishment of any category A or B type industry in the project area.
31. The PP shall carry out the quarterly awareness programs for the staff.
32. Any change in stipulations of EC will lead to Environment Clearance void-ab-initioand PP will have to seek fresh Environment Clearance.
33. The PP shall comply with provisions of Manufacturing storage and import of Hazardous chemical rules

B. **<u>Statutory Compliance:</u>**

[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, and 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

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

II Water Quality Monitoring and Preservation

1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
5. A certificate shall be obtained from the local body supplying water, specifying the

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

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

III Noise Monitoring and Prevention

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

IV Energy Conservation measures

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

V Waste Management

1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting

them into compost to be used as manure.

5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum Blocks, Compressed Earth Blocks, and other environment friendly materials.
8. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
9. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
10. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

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

VII Transport

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 loca l 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

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

IX Corporate Environment Responsibility

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

X Miscellaneous

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

ministry of Environment, Forest and Climate Change at environment clearance portal.

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

246.14 Environmental Clearance for "Commercial Colony in Sector-89 Gurugram by M/s Receptive Buildwell LLP

Project Proponent : Sh. Abhishek Gupa
Consultant : Perfact Enviro Solutions Pvt. Ltd.

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIS/283695/2022 dated 16.07.2022 for obtaining Environment Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 246th meeting of SEAC. The PP along with consultant appeared before the Committee. However, a request has been made by PP for deferment of the case

due to some unavoidable circumstances. The committee acceded with the request of PP and the case was deferred for next meeting.

246.15 EC for Project "Proposed Residential Plotted Colony" over land measuring 34.229 acres in the Revenue Estate of Village Bhagwanpur, Sector 3, Pinjore Kalka Urban Complex, District Panchkula, Haryana by M/s DLF Homes Panchkula Private Limited

Project Proponent : Sh. Abhijit
Consultant : Vardan EnviroNet

The project was submitted to the SEIAA, Haryana vide online proposal No. SIA/HR/MIS/77517/2022 dated 31.05.2022 as per check list approved by the SEIAA/SEAC for obtaining Environment Clearance under Category 8(b) of EIA Notification 14.09.2006.

The case was taken up in 246th meeting of SEAC. The PP along with consultant appeared before the Committee. However, a request has been made by PP for deferment of the case due to some unavoidable circumstances. The committee acceded with the request of PP and the case was deferred for next meeting.

246.16 EC for commercial Complex with licence 1002 of 2006 dated 16.06.2006 for 3.875 Acres & licence -999-1001 of 2006 dated 16.06.2006 for 4.431 acres 16.06.2006 at Sector 19, Village- Kamaspur, District Sonepat, Haryana by M/s TDI Infrastructure Limited

Project Proponent : Not Present
Consultant : Perfact Enviro Solutions Pvt. Ltd.

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIS/217899/2021 dated 12.07.2022 as per check list approved by the SEIAA/SEAC for obtaining Environment Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 246th meeting of SEAC, Haryana held on 22.08.2022. The consultant appeared before the committee and requested to defer the case as PP is not available due to unavailability of technical experts for the concerned project. The committee acceded with the request of consultant and deferred the case.

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

Project Proponent : Sh. Subodh Saxena
Consultant : Perfact Enviro Solutions Pvt. Ltd.

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIS/80813/2021 dated 16.07.2021 for obtaining Environment Clearance under Category 8(a) of EIA Notification 14.09.2006. The PP has also deposited demand draft of Rs.2,00,000/- bearing no.980763 dated 27.05.2022 against the scrutiny fee.

The case is taken up in 246th meeting of SEAC. The PP alongwith consultant appeared before the Committee and presented the case as under.

- The project has already been granted the Environmental Clearance vide letter no. 21-577/2007-IA.III for a plot area of 16,10,646.30 m2 (398 Acres) on 07/01/2008 by MoEF&CC. However, for an existing land area of 896123.39 m2 (221.446 Acre) development work of infrastructure facilities have already been done on licence no. 63-87 and 89-105 of 2006 dated 11-02-2007 & obtained part completion certificate for an area 221.446 acres dated 10.02.2014.

- The proposed Residential Plotted Colony will be developed by M/s TDI Infratech Limited (earlier known as M/s Taneja Developers & Infrastructure Ltd.) which is a Limited Company duly incorporated under the Companies Act 1956, & is involved in Real estate activities with own or leased property. Now, the name has changed from M/s Taneja Developers & Infrastructure Ltd. to M/s TDI Infratech limited vide letter No. 55-102277

- The project was granted Terms of Reference from SEIAA (Haryana) vide letter no. SEIAA(129)/HR/2021/971 dated 26.10.2021

- The Certified Compliance Report was issued by MOEF on 04.07.2022 and Action Taken Report for the query letter was submitted on 05.07.2022.

- The Basic detail as well as EMP Budget detail of the project are as under:

Name of the Project: Expansion of Residential plotted colony located at village Kabri, Faridpur, Ratipur & Mehmadpur, Sector-36-39, Panipat, Haryana by M/s TDI Infratech Limited.					
S. No.	**Particulars**	**Unit**	**Existing**	**Proposed**	**Total after Expansion**
	Online Project Proposal Number	SIA/HR/MIS/80813/2021			
1	Latitude	29°26'4.70"N			
2	Longitude	76°56'57.45"E			
3	Plot Area	m^2	16,10,646.30 m^2	-	11,80,696.387 m^2
4	Net Plot Area	m^2	NA		
5	Proposed Ground Coverage	m^2	-	-	649,384 m^2
6	Proposed FAR	m^2	-	-	1,711,838 m^2
7	Non FAR Area	m^2	-	-	555,006 m^2
8	Total Built Up area	m^2	-	-	2,266,844.21 m^2
9	Total Green Area with Percentage	m^2	-	-	224,028.40 m^2 (19%)
10	Rain Water Harvesting Pits	No.	85	30	115
11	STP Capacity	KLD	550 (already installed)	3650	4200
12	Total Parking	ECS	Within plots		
13	Organic Waste Converter	No.	-	2 No	2 No
14	Maximum Height of the Building	m	-	14	14
15	Power Requirement	kVA	-	22000 kVA (22 MW)	22000 kVA (22 MW)
16	Power Backup	kVA	(276 kVA is already installed)	7 x 250 kVA, 75 kVA, 62.5 kVA & 15 kVA	7 x 250 kVA, 75 kVA, 62.5 kVA & 15 kVA
17	Total Water Requirement	KLD	-	Summer-4753, Winter- 4305 Monsoon-4081	Summer-4753 Winter- 4305 Monsoon-4081
18	Domestic Water Requirement	KLD		2557 (all seasons)	2557 (all season)
19	Fresh Water Requirement	KLD		2557 (all seasons)	2557 (all seasons)

20	Treated Water		KLD		2955 (all seasons)	2955 (all seasons)
21	Waste Water Generated		KLD		3111 (all seasons)	3111 (all seasons)
22	Solid Waste Generated		kg/day		13226.3	13226.3
23	Biodegradable Waste		kg/day		7959.3	7959.3
24	Number of towers		No.	-		
25	Dwelling Units/ EWS		No.		Number of Plots- Plotted colony - 2239 General Plots: 1231 NPNL Plots- 560 EWS Plots: 448	
26	Salable Units		No.	-		
27	Basement		No.		-	-
28	Community Centre		No.		2	2
29	Stories		-		-	-
30	R+U Value of Material used (Glass)		0.2 W/m2K			
31	Total Cost of the project:	Land Cost	Total Cost - 152 Cr.			
		Construction Cost				
32	CER		Lacs	10	20	30
33	EMP Cost/Budget		Lacs	Capital cost already spent- 252.0	Capital Cost- 230.0 Recurring Cost- 50.2	Capital Cost- 482.0 (3.17 % of total project cost) Recurring Cost-50.2
34	Incremental Load in respect of:	PM 2.5	$\mu g/m^3$	0.93		
		PM_{10}	$\mu g/m^3$	2.30		
		SO_2	$\mu g/m^3$	1.51		
		NO_2	$\mu g/m^3$	1.99		
		CO	$\mu g/m^3$	-		
35	**Construction Phase:**					
			Power Back-up	1 x 62.5 KVA		
			Water Requirement & Source	Total 31 KLD of water will be required during construction phase, out of which 11 KLD of water required for domestic purposes of labours which will be sourced through tankers and 20 KLD of water is required for construction use which will be sourced through STP treated water.		
			STP (Modular)	No STP will be installed. Mobile toilets for construction labours will be provided which will be cleaned regularly and hygienic conditions will be maintained at site. and waste water of 9 KLD will be discharged into septic tank via soak pit		
			Anti-Smoke Gun	Anti smog gun will be installed		

EMP Budget

Capital Expenditure

S. No.	Description	Already spent	Proposed	Total after Expansion(lakhs)
1	Landscaping	60	30	90
2	Sewage Treatment Plant	40	110	150
3	Rain water harvesting	127	15	142
4	Air Management (DG Stack & Acoustic Treatment)	10	10	20
5	Solid Waste Management	5	45	50
6	Social Activities	10	20	30
7	Environment Monitoring	-		-
8	**Total**	**252.0**	**230.0**	**482 (3.17 % of total project cost)**

Recurring Expenditure:

. No.	Description	Recurring Cost (In Lakhs)
1	Landscaping	9.0
2	Sewage Treatment Plant	15.0
3	Rain water harvesting	14.2
4	Air Management (DG Stack & Acoustic Treatment)	2.0
5	Solid Waste Management	5.0
6	Social Activities	3.0
7	Environment Monitoring	2.0
8	**Total**	**50.2**

The following observations were raised by the committee during the meeting:

1. The PP shall submit License and land chronology.
2. The PP shall submit Water management as per current occupancy of the plotted colony. The excess treated water is to be reused within the plotted colony.
3. The PP shall submit a Green plan with already developed green and proposed green to be shown with different colors, photographs and species.
4. The PP shall submit verified Details of the EMP Cost already spent till date.
5. The PP shall submit a monitoring Report of the existing STP.

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

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT. 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. The PP shall establish Environment monitoring cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased 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 **224,028.40 m^2 (19%)** shall be provided for Green Area development for whole project, excluding plot areas.
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
13. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency

14. The PP shall use 5% as solar power of total power demand.
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
19. 115 Rain water harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits
21. The PP shall 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.
22. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
24. The PP shall get agreement with individual plot holder to plant one tree in each plot.

B. Statutory Compliance:

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

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

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

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

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

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

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

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

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

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

I Air Quality Monitoring and Preservation

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

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

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

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

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

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

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

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

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

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

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

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

II Water Quality Monitoring and Preservation

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

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

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

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

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

vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc.

would be considered as pervious surface.

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

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

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

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

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

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

xiii. All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

III Noise Monitoring and Prevention

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

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

compliance report.

iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

IV Energy Conservation Measures

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

ii. Outdoor and common area lighting shall be LED.

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

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

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

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

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

V Waste Management

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

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

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

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

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

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

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

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

January, 2016.Ready mixed concrete must be used in building construction.

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

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

VI Green Cover

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

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

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

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

VII Transport

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

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

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

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

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

VIII Human Health Issues

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

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

iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment

(HIRA) and Disaster Management Plan shall be implemented.

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

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

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

IX Corporate Environment Responsibility

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

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

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

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

X Miscellaneous

i. The project 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.

246.18 ToR for Violation project for Proposed Residential Plotted Colony" of 29.928 Acres at Sector-84 & 85 Gurugram, Haryana by M/s SS Group Pvt. Ltd. by M/s SS Group Private Limited

Project Proponent : Suraj Kumar
Consultant : Vardan EnviroNet

The project was submitted to the SEIAA, Haryana vide online proposal No. SIA/HR/MIS/79210/2022 dated 04.07.2022 as per check list approved by the SEIAA/SEAC for obtaining Environment Clearance under Category 8(a) of EIA Notification 14.09.2006

The case was taken up in 246th meeting of SEAC, Haryana held on 23.08.2022. The PP and consultant appeared before the committee and presented the case.

Basic Detail

Name of the Project: Proposed Residential Plotted Colony of land measuring 29.928 Acres at Sector – 84&85, Gurugram, Haryana by M/s SS Group Pvt. Ltd.		
Sr. No.	**Particulars**	
1.	Online Proposal Number	SIA/HR/MIS/79210/2022
2.	Latitude	28º 24' 31.03" N
3.	Longitude	76º 57' 32.78" E
4.	Plot Area	1,21,114.426 m^2 / 29.928 Acres
5.	Net Plot area	1,16,764.052 m^2 / 28.853 Acres
6.	Proposed Ground Coverage	28,225.123 m^2
7.	Proposed FAR	98,833.100 m^2
8.	Non FAR Area	34,101.460 m2

9.	Total Built Up area		1,32,934.560 m2
10.	Total Green Area with %		8,506.500 m2 (7.2%) / 2.102 Acres
11.	STP Capacity		470 KLD
12.	Organic Waste Converter		Total 2 nos. of Organic waste converters of capacity 1,500 Kg/day (1×1250+1×250)
13.	Power Requirement		2,675 KVA
14.	Power Backup		3 No.630 KVA,01 No-750 KVA,01 NO-125 KVA,01 No-200 KVA
15.	Water Requirement		363 KLD
16.	Domestic Water Requirement		226 KLD
17.	Fresh Water Requirement		226 KLD
18.	Treated Water		137 KLD
19.	Waste Water Generated		276 KLD
20.	Solid Waste Generated		1,962 kg/day
21.	Biodegradable Waste		1,177 kg/day
22.	Number of Tower		5 Nos (A,B,C,D & E)
23.	Dwelling Units/ EWS & NPNL Units		General Plots-132 nos NPNL Plots-61 nos EWS plots-48 nos
24.	Commercial Area		4099.469 m2
25.	Community Building		1881.78 m2
26.	Nursing Home		999.574 m2
27.	Total Cost of the project:	Land Cost	Total Cost of Project: 478 Cr.
		Construction Cost	

The Committee discussed the case under violation category and after detailed deliberations on the information presented by the project proponent, unanimously decided to recommend the case to SEIAA for Grant of Terms of Reference (under violation) for undertaking EIA and preparation of Environment Management Plan (EMP):-

1. The State Government/SPCB to take action against the project proponent under the provisions of the Section 15 read with Section 19 of the Environment (Protection) Act, 1986, and no OC, Consent to Operate or Consent to Establish shall be granted for violation part of the project.
2. The Project Proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource augmentation plan with the SPCB prior to the grant EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority.
3. Detailed SoP dated 07.07.2021 regarding grant of EC to violation cases to be considered the action on merits. The action may be initiated under Section 15 read with Section 19 of the EP Act, 1986 against all violations.
4. The PP should submit compliance report of existing building from the Competent Authority.

Standard Terms of References (ToR)

1. Project site details (location, top sheet of the study area of 10 km, coordinates, Google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage).
2. Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Development Authorities, Local Body, Water Supply & Sewerage Board, etc.
3. Land acquisition status, R & R details.
4. Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km – Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
5. Baseline environmental study for ambient air ($PM_{10,}$ $PM_{2.5}$, SoZ, NOx& CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at Minimum 5 locations in the study area of 10 km.
6. Details on flora and fauna and socio-economic aspects in the study area. Likely impact of the project on the environmental parameters (ambient air, surface and ground water, land, flora and fauna and socio-economic, etc).
7. Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
8. Waste water management (treatment, reuse and disposal) for the project and also the study area.
9. Management of solid waste and the construction & demolition waste for the project vis-à-vis. the Solid Waste Management Rules, 2016 and the Construction & Demolition Rules, 2016.
10. Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phase of the project as per ECBC Act read with rules made there under.
11. Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
12. Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation.
13. The remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited consultants.

Additional Terms of Reference

The Project Proponent shall submit assessment of ecological damage, remediation plan and natural and community resource augmentation plan since its construction being violation case which shall be later incorporated as an independent chapter in the environment impact assessment report as follows:

a. Ecological Damage
b. Remediation plan
c. Natural and community resource augmentation plan with quantification

1. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isoplets) of PM10, PM2.5, So2, NO2, CO vis a vis wind rose diagram
2. The PP should submit incremental load statement with respect to existing approved capacity.
3. The PP should submit proper solid waste management plan with respect to provision of new waste management rules for all types of waste generated with details of provisions of organic waste converter within the project site.
4. The PP should submit Land use cover map of site and surrounding study area based on

satellite images.

5. The PP should submit Traffic circulation management plan.
6. The PP should submit EMP provisions and compliance thereof.
7. 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.
8. The PP in EIA/EMP report should enclosed credible legal action u/s 19 read with section 15 of EPA initiated against the owned by State Govt./SPCB.
9. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted.
10. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern.
11. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS maintained on the basis of retention time.
12. The PP shall submit the Seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory.
13. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.
14. The PP shall submit the Design and location of lighting arrestors for multi storied buildings.
15. The PP shall submit the Geo Technical studies of project area.

246.19 EC for Affordable Group Housing Colony "ROF Ambliss" Project at Revenue estate of village Shikohpur, Sector-78, Gurugram Manesar Urban Complex, Haryana by M/s Pegasus Land and Housing Pvt. Ltd.

Project Proponent : Mr. Manjeet Saini
Consultant : Aplinka Solutions & Technologies Private Limited

The project was submitted to the SEIAA, Haryana vide online proposal no. SIA/HR/MIS/281697/2022 dated 07.07.2022. The project proponent submitted the case to the SEIAA for EC under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 246th meeting of SEAC held on 22.08.2022. The PP presented the case before the committee and submitted as under:-

- The proposed Affordable Group Housing Project is planned on a plot area measuring 21,751.818 sqm (5.375 acres) and net plot area 21316.780 sqm with built-up area of 61456.28 sqm.
- The land has been granted by Town & Country planning Department, Haryana (an area measuring 5.375 acres) to Pegasus Land and Housing Pvt. Ltd. vide License no. 58 of 2022 dated 13.05.2022.
- Project will be IGBC Gold green rating complied; a pre certification has been obtained. Thus, additional 12% FAR is being considered.
- Building plan has been approved from DTCP, Haryana dated 19.07.2022.
- Approved Zoning, forest NOC, Aravali NOC, AAI NOC, approved building plan and structure stability certificate are obtained and submitted with the application.
- Green area sanctioned in approved drawing is 3322.76 sqm that is 15.276 % of the plot area. However, the green area planned is 4506.68 sqm (20.72 % of net plot area).
- 58 number of trees are proposed to cut at the site for which application has been submitted to the Forest Department.
- Compensatory afforestation in 1:10 ratio will be practiced. Location of the trees to be planted will be as per the consideration and instructions received from the concerned department.
- Sultanpur Bird Sanctuary, Asola Wildlife Sanctuary and Okhla Wildlife Sanctuary lie at about 12.2 Km (NW), 18.6 Km (NE) and 36.8 Km (NNW) distance respectively.
- The PP submitted the copy of DD for Rs. 2.0 lakh in favour of MS, SEIAA

The discussion was held on the implementation schedule, EMP, power requirement through solar, parking, RWH pits, water requirement. Further, certain observations were raised as following:

1. The PP shall submit the time scheduled of implementation of the project for green belt / green area, RWH and STP.
2. The PP shall increase the Solar power from 5% to 7.5% and share the total energy saving details accordingly.
3. The PP shall submit the sewage discharge assurance.
4. The PP shall submit proposed parking details.

The PP submitted the reply of above said observations vide letter dated 22.08.2022 and also submitted Basic Details and EMP Budget details of the project as under:

Table 1 : Basic Details

Name of the Project: Affordable Group Housing Colony "ROF Ambliss" in Revenue estate of village Shikohpur, Sector-78, Gurugram Manesar Urban Complex, Haryana M/s Pegasus Land and Housing Pvt. Ltd.		
Sr. No.	**Particulars**	**Details**
1.	Latitude	28°22'33.94"N
2.	Longitude	76°58'45.15"E
3.	Total Plot Area	21751.818 sqm
4.	Built Up area	61456.28 sqm
5.	Proposed Ground Coverage	7071.67 sqm
6.	Permissible Ground Coverage	10875.909 sqm
7.	Permissible FAR	51334.287 sqm
8.	Proposed FAR	51321.200 sqm
9.	Green Area	4506.68 (20.72 % of the plot area)
10.	Rain Water Harvesting Pits	5 No. of recharge pits (dia 4.4 m, depth 4.5 m)
11.	STP Capacity	400 KLD
12.	Parking Required	576 ECS and 798 two Wheelers
13.	Parking Provided	576 ECS and 1152 two Wheelers
14.	Organic Waste Converter	1 no. of organic waste convertor(OWC-130).
15.	Maximum Height of the Building (m)	44.85 m
16.	Power Requirement	2657.25 KW
17.	Source	Dakshin Haryana Bijli Vitran Nigam Limited
18.	Power Backup	2 DG sets- 320 kVA and 140 kVA capacity
19.	Total Water Requirement	389 KLD
20.	Fresh Water Requirement	269 KLD
21.	Recycled/Treated Water Requirement	120 KLD
22.	Waste Water Generated	311 KLD
23.	Solid Waste Generated	2196 Kg/Day
24.	Biodegradable Waste	1326 kg per day
25.	Number of Towers	7 residential Towers, Commercial, Aanganwadi/Creche, Community hall, Milk and Vegetation booth, Guard Room
26.	Basement	Not proposed
27.	Stories	Tower 1,2,3,4,5 (G+14) Tower 6 (G+13), Tower 7

			(G+12)
28.	R+U Value of Material used (Glass)		U = 5.7 W/Sq.m K R-0.17
29.	Total Cost of the project:		INR 170.96 crores
30.	CER		CER is not applicable. EMP is applicable. Capital cost: 122 lakhs inside the site, 25 lakhs outside the site. Recurring Cost: 193 lakhs inside the site
31.	Incremental Load in respect of:	PM 2.5	0.033 µg/m^3
		PM 10	0.033 µg/m^3
		SO_x	0.005 µg/m^3
		NO_x	0.233 µg/m^3
		CO	0.146 µg/m^3

TABLE 2 : EMP BUDGET

A. Construction Phase

COMPONENT	During Construction Phase	
	Capital Cost (Lakhs)	Recurring Cost (Lakhs for 7 year)
EMP cost of Construction phase(green net, tarpaulin cover to cover the construction material)	10	12
Tractors/Tanker cost for Water sprinkling for dust suppression	5	7
Wheel wash arrangement during construction phase	4	6
Sanitation for labors(mobile toilets/septic tank)	7	9
Environmental Monitoring and six monthly compliances		10
Anti-Smog Gun	5	7
Sedimentation Tank	3	5
Handling of construction waste material	4	8
PPE for workers, Health check up and medical facilities	5	7
Total	**43**	**71**

B. Operation Phase

COMPONENT	During Operation Phase	
	Capital Cost (Lakhs)	Recurring Cost in lakhs for 10 years
Sewage Treatment Plant	15	18
Rain water Harvesting Pits	10	15
Acoustic enclosure/stack for DG sets and Energy savings	7	9
Solid Waste Management / OWC	10	12
Environmental Monitoring and six monthly compliances		12
Green Area/ Landscape Area	10	12
Installation of Solar PV	13	15
Water meters	6	8
Water efficient fixture and measures	6	7
Environment Management Cell		10
Total (in lakhs)	**77**	**118**

C. Summary EMP

Components	Amount
EMP budget for inside the project boundary(capital cost)	120
EMP budget for inside the project boundary(recurring cost)	189
EMP budget for nearby area/ outside the project boundary	25
Total (2% of project cost)	**334.00**

Table 3: EMP Budget outside the Project Site

S. No.	Activities	Areas proposed	Tangible outcome	Capital Cost (in Rs)							Total cost (in Rs)
				1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1.	Pond Management	Pond Name: Baba Mana Wala Location: Shikohpur village, Manesar UID No.: 01HRFRDFRD0 123KHER015	1 pond	1300000/-	-	-	-	-	-	-	1300000
2.	Development of Toilets (Separate toilets for boys & girls) in schools for students	1 Govt. Medium School- Naurangpur School Code 6180110001	Four toilets	-	-	50000/-	50000/-	50000/-	-	50000/-	200000
3.	Installation of Smart classroom in School	2 Govt. Primary School; Shikohpur- School Code 6180109401	Four smart classrooms	-	100000	-	100000		100000	100000	400000
4.	Installation of Solar Panel.	3.Govt. Primary School Sakatpur- School Code 6180300101. 4. Govt. Primary School Bar Gujjar- School Code 6180109201.	Four KW solar panels	-	-	75000/-	75000/-	75000/-	75000/-	-	300000/-
5.	Development of RWH pits in consultation/ Association with Gram Panchayat	1 Village: Naurangpur 2.Village: Shikohpur 3 Village: Bar Gujjar 4 Village: Teekli	FourRWH	-	50000/-	-	50000/-	50000/-	50000/-	-	200000
6	Tree Plantation in association with Gram Panchayat	Villages in the downwind direction (i.e. towards W direction): Teekli, Aklimpur, Sakatpur and Shihohpur village	Tree Plantation in four villages	-	50000/-	-	-	-	50000/-	-	100000
Total				**1300000**	**200000**	**125000**	**275000**	**225000**	**225000**	**150000**	**2500000**

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

A. Specific conditions:-

1) Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT. 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.
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. The PP shall establish Environment monitoring cell as per documents submitted.
5) The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
6) The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
7) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
8) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
9) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
10) 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 **4506.68 (20.72 % of the plot area)** shall be provided for Green Area development for whole project, excluding plot areas.

11) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
12) Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
13) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
14) The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
15) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16) The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
17) The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
18) The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
19) The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
20) **5 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 **RWH pits**.
22) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022relavant to the project.
23) The PP may provide electric charging stations to facilitate electric vehicle commuters.
24) 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.
25) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
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 nonforest purpose involved in the project.

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

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

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

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

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

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

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

I Air Quality Monitoring and Preservation

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

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

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

II Water Quality Monitoring and Preservation

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

17) Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
18) No sewage or untreated effluent water would be discharged through storm water drains.
19) Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
20) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
21) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

V Waste Management

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

VI Green Cover

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

VII Transport

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

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

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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous

1) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days

indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

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

246.20 Corrigendum in EC for Addition of (Minor Mineral) Boulder and Gravel" as per the DMG letter at Mandoli Ghaggar East Block YNR B-3, over an area of 20.18 Ha. in village Mandoli Ghaggar, Tehsil Chhachroli, District Yamunanagar, Haryana by M/s JSM Foods Pvt. Ltd.

Project Proponent : Mr. Veerbhan Wadhwa
Consultant : Vardan EnviroNet

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIN/257342/ 2022 on dated 08.03.2022 as per check list approved by the SEIAA/SEAC for obtaining Corrigendum in Environmental Clearance under Category 1(a) of EIA Notification 14.09.2006.

The PP has submitted Scrutiny Fee amounting to Rs. 1,50,000/- vide DD No. 000663 dated 02.11.2021 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

Initially, M/s. JSM Foods Pvt. Ltd. have been granted the Letter of Intent (LOI) by the Director General, Mines and Geology department, Haryana vide letter no DMG/HY/CONT/ M.G.EAST BLOCK/YNR B-3/2015/3915 dated 19.06.2015 for the mineral sand only.

The Mining plan for the mineral sand has been approved by the Department of Mines and Geology, Haryana vide letter no. DMG/HY/M/YNR B-3/2015 454-455 dated 08.01.2016 for production of 8,50,000 MTPA of sand mineral.

M/s JSM Foods Private Limited obtained Environmental Clearance from State Environment Impact Assessment Authority (SEIAA) for Mining of Sand (Minor Mineral) at MandoliGhaggar East Block / YNR B-3 over an area of 20.18 Ha. in District Yamuna Nagar, Haryana vide Letter No: SEIAA/HR/2016/989 Dated 21.12.2016 valid for five years. As per MOEF&CC notification dated 18.01.2021, the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of Prior Environmental Clearances granted. So, the validity of existing EC is till 21.12.2022.

M/s JSM Foods Private Limited having their mining lease on the upstream side of Mandoli Ghaggar West Block / YNR B-4informed that the mining area also has Boulder and Gravel along with Sand and sought permission for the grant of mineral concession for said newly discovered mineral from mining department vide letter no. DMG/ HY/Cont. /MG East Block/YNR B-3/2015/142 dated 05/01/2022.

Upon seeking detailed reports about the availability of new mineral by a team of officers, it was revealed that mixed material/ Boulder, Gravel and Sand (BGS) was found in the lease area (Mandoli Ghaggar (East) Block 3) of said contractor as well as in the nearby upstream mining area of M/s JSM foods Pvt. Ltd, in Mandoli Ghaggar (West) Block 4. It was found that Boulder/Gravel was 27.45 % of overall mineral and rest 72.55% of the mineral was sand.

The mining department has been considered the fact as per the rule 56 (17) and 56 (19) of Rules, 2012. The contractor has been granted the permission/ mining (letter no. DMG/HY/ Cont./MG East Block/ YNRB-3/2015/516 dated: 05.02.2021) to the contractor with additional conditions for the period co-terminus with contract of existing mining contract granted for sand mineral. Revised mining plan on addition to boulder, gravel and sand has been prepared & submitted

to DMG Haryana letter no. DMG/HY/MP/MandoliGhagger East Block/ YNR B-3/2021/3991 dated 12.10.2021.

The PP requested corrigendum due to addition of boulder and gravel at site as per the DMG letter no. DMG/ HY/Cont. /MG East Block/YNR B-3/2015/142 dated 05/01/2022. Application for the Corrigendum in Environment Clearance was applied on 08.03.2022. The case was considered in the 243rd SEAC meeting.

The case was considered in the 243rd SEAC meeting. All the above facts were presented by PP regarding the project and the same were discussed at length during the meeting. After examination, the Committee recommended the case to SEIAA for issuing corrigendum as requested by PP with no change in total quantity of extraction of minor minerals per annum, as already depicted in EC, in view of the above noted facts.

The recommendations of SEAC were considered in the 143rd meeting of SEIAA held on 17.07.2022. After going through all the records and recommendations of SEAC, the Authority decided to refer the case back to SEAC with the request to relook into all aspects w.r.t. Letter of Intent, Approved Mining Plan & Replenishment Study as well as conditions imposed in the EC letter. Further, SEAC has to ensure that no case of ligation is pending relating to the proposal in any Court.

The case was taken up in 246th meeting held on 23.08.2022. The PP presented the case before the committee. The committee discussed the reply of observations raised by SEIAA. The PP presented the reply alongwith an affidavit as below:

1. Letter of Intent dated 19.06.2015, approved mining plan dated 08.01.2016 is for sand minor mineral.
2. Mining department has issued order for addition of Boulder and Gravels as per order dated 05.02.2021 and mining scheme including progressive mine closure plan for mineral boulder, gravel, sand has been approved by the department of Mines & Geology dated 12.10.2021 for production of 8,50,000 MTPA
3. PP has submitted approval of replenishment study by Mines and Geology department, Haryana dated 09.08.2022.
4. PP has also submitted affidavit stating:
   (i) That as per best to my knowledge no litigation is pending against us apart from the litigation initiated before the Hon'ble NGT, New Delhi against the company vide OA no.423 of 2022 and company has been directed not to carry out mining of boulder and gravel as per interim orders dated 31.05.2022
   (ii) That we will not carry out mining of boulder and gravel till NGT gives us the permission or revokes its order.

The Committee thoroughly discussed the reply submitted by the PP and further decided to recommend the case to SEIAA for corrigendum in EC for **"Addition of (minor mineral) boulder and gravel" as per DMG letter**.

246.21 Corrigendum in Environmental Clearance for "Addition of (minor mineral) boulder and gravel as per the DMG letter" at Mandoli Ghaggar West Block / YNR B-4, over an area of 25.56 Ha in Village-Mandoli Ghaggar West Block, Tehsil- Chhachroli District-Yamunanagar, Haryana by M/s JSM foods Pvt. ltd.

Project Proponent : Mr. Veerbhan Wadhwa
Consultant : Vardan EnviroNet

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIN/258316/2022 on dated 08.03.2022 as per check list approved by the SEIAA/SEAC for obtaining Corrigendum in Environmental Clearance under Category 1(a) of EIA Notification 14.09.2006.

The PP has submitted Scrutiny Fee amounting to Rs. 1,50,000/- vide DD No. 000664 dated 02.11.2021 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

The case was taken up in 243rd meeting of SEAC held on 29.06.2022. The case was taken up in 243rd meeting of SEAC held on 29.06.2022. The Project is an existing project of Mining of sand minor minerals the production capacity of 11,91,000 MT per annum over an area of 25.56 Hectare Located in Village Mandoli Ghaggar, Tehsil Chhachroli, District Yamunanagar, State Haryana by M/s JSM Food Private Limited.

Initially, M/s. JSM Foods Pvt. Ltd. have been granted the Letter of Intent (LOI) by the Director General, Mines and Geology department, Haryana vide letter no DMG/HY/CONT/M.G.WEST BLOCK/YNR B-4/2015/3918 dated 19.06.2015 for the mineral sand only.

The Mining plan for the mineral sand has been approved by the Department of Mines and Geology, Haryana vide letter no DMG/HY/M/YNR B-4/2015 441-444 dated 08.01.2016 for production of 11,91,000 MTPA of sand mineral.

M/s JSM Foods Private Limited obtained Environmental Clearance from State Environment Impact Assessment Authority (SEIAA) for Mining of Sand (Minor Mineral) at Mandoli Ghaggar West Block / YNR B-4 over an area of 25.56 Ha. in District Yamuna Nagar, Haryana vide Letter No: SEIAA/HR/2016/985 Dated 21.12.2016 valid for five years. As per MOEF&CC notification dated 18.01.2021, the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of Prior Environmental Clearances granted. So, the validity of existing EC is till 21.12.2022.

M/s JSM Foods Private Limited having their mining lease on the downstream side of Mandoli Ghaggar East Block / YNR B-3 informed that the mining area also has Boulder and Gravel along with Sand and sought permission for the grant of mineral concession for said newly discovered mineral from mining department vide letter no. DMG letter no. DMG/ HY/Cont. /MG East Block/YNR B-3/2015/145 dated 05/01/2022.

Upon seeking detailed reports about the availability of new mineral by a team of officers, it was revealed that mixed material/Boulder, Gravel and Sand (BGS) was found in the lease area (Mandoli Ghaggar (East) Block 3) of said contractor as well as in the nearby upstream mining

area of M/s JSM Foods Pvt. Ltd, in Mandoli Ghaggar (West) Block 4. It was found that Boulder/Gravel was 27.45 % of overall mineral and rest 72.55% of the mineral was sand.

The mining department considered the fact as per the Rule 56 (17) and 56 (19) of Rules, 2012. The PP was granted the permission/ mining (letter no. DMG/ HY/Cont. /MG West Block/YNR B-4/2015/514 Dated. 05/02/2021) contract with additional conditions for the period co-terminus with contract of existing mining contract granted for sand mineral.

Revised mining plan on addition to boulder, gravel and sand has been prepared & submitted to DMG Haryana DMG/HY/MP/MandoliGhagger West Block/ YNR B-4/2021/4008 dated 12.10.2021.

The PP requested corrigendum due to addition of boulder and gravel at site as per the DMG letter no. DMG/ HY/Cont./MG East Block/YNR B-3/2015/145 dated 05/01/2022. Application for the Corrigendum in Environment Clearance was applied on 08.03.2022.

The case was considered in the 243rd SEAC meeting. All the above facts were presented by PP regarding the project and the same were discussed at length during the meeting. After detailed deliberations, the Committee was of the unanimous view to recommend the case to SEIAA for issuing corrigendum as requested by PP with no change in total quantity of extraction of minor minerals per annum as already depicted in EC, in view of the above noted facts.

The recommendations of SEAC were considered in the 143rd meeting of SEIAA held on 17.07.2022. After going through all the records and recommendations of SEAC, the Authority decided to refer the case back to SEAC with the request to relook into all aspects w.r.t. Letter of Intent, Approved Mining Plan & Replenishment Study as well as conditions imposed in the EC letter. Further, SEAC has to ensure that no case of ligation is pending relating to the proposal in any Court.

The case was taken up in 246th meeting held on 23.08.2022. The PP presented the case before the committee. The committee discussed the reply of observations raised by SEIAA. The PP presented the reply alongwith an affidavit as below :

1. Letter of Intent dated 19.06.2015, approved mining plan dated 08.01.2016 is for sand minor mineral.
2. Mining department has issued order for addition of Boulder and Gravels as per order dated 05.02.2021 and mining scheme including progressive mine closure plan for mineral boulder, gravel, sand has been approved by the department of Mines & Geology dated 12.10.2021 for production of 8,50,000 MTPA
3. PP has submitted approval of replenishment study by Mines and Geology department, Haryana dated 09.08.2022.
4. PP has also submitted affidavit stating:

   (iii) That as per best to my knowledge no litigation is pending against us apart from the litigation initiated before the Hon'ble NGT, New Delhi against the company vide OA no. 423 of 2022 and company has been directed not to carry out mining of boulder and gravel as per interim orders dated 31.05.2022

   (iv) That we will not carry out mining of boulder and gravel till NGT gives us the permission or revokes its order.

The Committee thoroughly discussed the reply submitted by the PP and further decided to recommend the case to SEIAA for corrigendum in EC for **"Addition of (minor mineral) boulder and gravel" as per DMG letter**.

246.22 Extension of Validity of EC of Sand (Minor Mineral) at Naggal Block/PKL B-15 over an area of 31.08 Ha in Village Naggal, Alipur and Jalouli, Tehsil and District Panchkula, Haryana by M/s R M Secure Services Pvt. Ltd.

Project Proponent : Not present
Consultant : Vardan EnviroNet

The Project Proponent submitted the case to the SEIAA vide online Proposal No. SIA/HR/MIN/260956/2022 dated 31.03.2022 for obtaining Extension of validity of EC under category 1(a) of EIA Notification dated 14.09.2006.

The PP has submitted Scrutiny Fee amounting to Rs.1,50,000/- vide DD No. 004516 dated 28.03.2022 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

The case was considered in 237th meeting of SEAC held on 13.04.2022 but the PP requested in writing vide letter dated 12.04.2022for the deferment of the case which was considered and acceded by the SEAC.

The case taken up in 242nd Meeting of SEAC. The PP presented the case. The case was discussed at length and some information sought from PP as under:

1. Letter of Intent (LOI) vide letter no DMG/HY/Cont/Naggal Block/PKL B-15/2019/1098
2. Mining plan approval for production of 13,00,000 TPA vide letter no DMG/ HY/ MP/ Naggal Block/ PKL, B-15/ 2019/ 5525 for a period of 5 years
3. Approved DSR of Panchkula District
4. Environment Clearance vide letter no SEIAA (127)/HR/2021/276 for one year
5. Replenishment study was conducted during pre-monsoon (15th to 20th June, 2021) and post-monsoon (18th to 21st October, 2021)
6. Certified Compliance Report vide file no. HSPCB-150001/181/2022-Region Panchkula-HSPCB

The PP furnished the above mentioned information vide letter dated 25.06.2022 and the Committee found the information in order. Further, the replenishment for the year 2021 was conducted by PP and submitted the same to Mining Department as per the earlier EC granted. After examination, the Committee recommended the case to SEIAA to extend validity of EC to the project upto validity period of mining plan.

The recommendations of SEAC were considered in the 143rd meeting of SEIAA held on 16.07.2022 and the Authority, after perusal of the relevant records and details gathered that the replenishment study, which is an integral part of DSR & DMP needs further examination and analysis to arrive at the conclusion that the study proposal is good enough to consider the extension proposal for further mining to ensure there is no damage and loss to the environment and the same is required to be placed on record before considering the proposal. It was also observed that replenishment study has just been submitted with the Mines and Geology Department, Haryana but it is not clear whether the Department has approved the same or not. The replenishment study needs to be approved & accepted by Mines and Geology Department, Haryana.

In view of the above, the Authority decided to refer back the case to SEAC with the request to look into the above issues critically and recommend the case for further consideration.

The case was taken up in 246th meeting of SEAC, Haryana held on 23.08.2022. The consultant appeared before the committee and requested to defer the case as PP is not available due to some unavoidable circumstances. The committee acceded with the request of consultant and deferred the case.

246.23 Environment Clearance for Expansion of Warehouse Building at Village –PatliHazipur, Gurugram, Haryana by M/s Umang Leasing & Credit Co. Ltd.

Project Proponent : Not present.
Consultant : Vardan EnviroNet

The case was earlier taken up in the 139th meeting of SEIAA held on 18.04.2022 and after due deliberation, the Authority decided to request Member Secretary, HSPCB to nominate concerned RO, HSPCB to carry out the spot inspection to get the current status of project and submit report within 7 days. Further, the authority decided to direct the PP to deposit the scrutiny fee in compliance of Haryana Government, Environment& Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

The case was again taken up in the 143rd meeting of SEIAA held on 14.07.2022 and after having gone through the records, SEIAA observed that the scrutiny fee has been received from the PP. Further, Authority decided to refer back this case to SEAC alongwith Site Visit report for appraisal & comments.

The case was taken up in 246th meeting of SEAC, Haryana held on 23.08.2022. The PP did not appear in the meeting. The committee decided that the site visit report be circulated to all the members, PP and consultant. The PP and consultant are further instructed to offer their comments in detail alongwith supported documents on the observations raised by the committee.

246.24 EC for proposed "Construction of factory, located at Plot No. 10, Sector-5, Growth Centre [Now known as IMT Bawal], Bawal, District Rewari, Haryana by M/s Pearl Global Industries Ltd.

Project Proponent : Not present.
Consultant : Not present

The case was considered in 129th meeting of SEIAA dated 08.10.2021. After due deliberations, the Authority decided to request RO, HSPCB of that particular region to visit the site to find out the facts; in mean while Authority decided to issue a Show Cause Notice to PP why electricity or other utilities may not be disconnected

The project proponent submitted his reply vide letter dated 24.12.2021 received on 29.12.2021. The project proponent intimated vide letter dated 24.12.2021 that they have constructed industrial shed and provided reference to Office Memorandum dated 05.03.2015 issued by MoEF& CC, GoI vide which it has been clarified that "The projects or activities shall not include industrial shed, school, college, hostel for educational institution, but such buildings shall ensure sustainable environmental management, solid and liquid waste management, rain -water harvesting and may use

recycled materials such as fly ash bricks." The PP has requested to withdraw show-cause notice and intimated that they will not pursue their case further and closeit.

Case was taken up in the 135th Meeting of SEIAA and the Authority decided to request MS, HSPCB to direct RO, HSPCB of the concerned area to carry out the spot inspection and submit its report at the earliest possible.

The case was taken up in the 137th meeting of SEIAA held on 26.03.2022; after deliberations, the Authority decided to issue a reminder letter to Member Secretary, HSPCB for seeking the report from the concerned Regional Officer and also decided to refer back this case to SEAC to make recommendations after the receipt of report from the concerned agency.

The case was taken up in 243rd meeting of SEAC. The case was referred back by SEIAA in its 137th meeting and it decided to obtain report from Regional Officer concerned. However, till date no report has been received. Neither PP nor consultant appeared before the committee. After detailed discussion, the committee recommended that this case be sent to SEIAA with a request to attach the report of concerned Regional Officer with the file for making any recommendations.

The recommendation of SEAC was taken up in the 143rd meeting of SEIAA held on 17.07.2022and after having gone through the record, the authority observed that site visit report from HSPCB has been received in the Authority; hence, this case is referred back to SEAC along with site visit report received from HSPCB for perusal and recommendation accordingly.

The case was taken up in 246th meeting of SEAC, Haryana held on 23.08.2022. The PP and consultant did not appear before the committee. The committee decided that the site visit report of the case be circulated to all the members of the committee, PP and consultant. PP and consultant be instructed to submit their comments in detail. The committee deferred the case for the next meeting.

246.25 EC for Proposed Expansion of Affordable Group Housing Colony at Village Wazirpur, Sector 92, Gurugram, Haryana of land measuring 9.875 acres by M/s GLS Infraprojects Pvt. Ltd.

Project Proponent : Not present
Consultant : Vardan Environet

The project was submitted to the SEIAA, Haryana vide online proposal No. SIA/HR/MIS/275301/2022dated 28.05.2022as 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 244th meeting of SEAC, Haryana held on 09.07.2022 but the PP requested in letter writing dated 01.07.2022that due to unavoidable circumstance, they will not be able to attend the meeting and requested to consider the project in next upcoming SEAC Meeting. The committee acceded with the request of PP and deferred the case and shall be taken up in next meeting.

The case was taken up in 246th meeting of SEAC, Haryana held on 23.08.2022. The consultant appeared before the committee and requested to defer the case as PP is not available due to some unavoidable circumstances. The committee acceded with the request of consultant and deferred the case.

246.26 EC for Revision & Expansion of Group Housing Project "Aagman" located at Revenue Estate of Village Mujeri, Sector-70, Faridabad, Haryana by M/s Agrasain Spaces LLP

Project Proponent : Sh.Supratik Mitra
Consultant : Ind Tech House Consult

The project was submitted to the SEIAA vide online proposal no. SIA/HR/MIS/137579/2020 on dated 29.01.2020 for obtaining Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 196th meeting of SEAC, Haryana held on 11.02.2020. The committee discussed that the compliance report of the project for earlier EC granted vide letter no. SEIAA/HR/2019/246 dated 30.08.2019 is not submitted by the PP and it was decided that the case will be appraised after the receipt of the compliance report from RO, MoEF&CC for the project.

Thereafter, the case was taken up in 212th meeting of SEAC. The consultant appeared before the committee and requested for the deferment of the case which was considered and acceded by the SEAC.

Then, the case was taken up in 216th meeting of SEAC held on 29.06.2021 but the consultant appeared before the committee and requested for the deferment of the case as the compliance report is still awaited from the concerned quarter which was considered and acceded by the SEAC.

Thereafter, the case was taken up in 219th meeting of SEAC held on 12.08.2021 but the consultant appeared before the committee and requested for the deferment of the case as the compliance report is still awaited from the concerned quarter which was considered and acceded by the SEAC.

Then, the case was taken up in 222nd meeting of SEAC held on 11.10.2021 but PP requested for the deferment of the case as the compliance report is still awaited from the concerned quarter which was considered and acceded by the SEAC.

Thereafter, the case was taken up in 231stmeeting of SEAC held on 28.12.2021 requested for the deferment of the case for the last time and committee after deliberation gave the last chance and defer the case and again conveyed that the next time decision will be taken according to MoEF&CC notification dated 18.11.2020.

The case was taken up in 235th and 242nd meeting of SEAC but deferred for awaiting of the compliance report.

The case was taken up in 245th meeting of SEAC, Haryana held on 25.07.2022.The consultant appeared before the committee and submitted that compliance report is still awaited in

this case and requested for deferment of the case. The committee acceded with the request of PP and deferred the case. The case will be taken up after the receipt of the compliance report.

The case was taken up in 246th meeting of SEAC, Haryana held on 23.08.2022. The PP presented the case before the committee. The committee discussed the case and raised following observations:

1. The PP shall submit the brief note regarding previous EC, approved building plan, constructed area, status of green plan, Status of STP etc.
2. The PP shall increase the solar power upto 3 to 5% of total power load
3. The PP shall submit the revenue rasta detail
4. The PP shall submit the sewer line assurance
5. The PP shall submit the green area detail, how much it has increased
6. The PP shall submit the expanse in EMP
7. The PP shall submit an Affidavit showing no change in green and increase in STP etc.

The PP submitted the reply of observations raised by committee vide letter dated 23.08.2022 desired information and found in order. The committee after due discussion and deliberation grated this project with gold rating and was of the view that this was granting for environment clearance under EIA notification dated 14.09.2006 issued by the MoEF&CC, Govt. Of India should be recommended to SEIAA with the following, Specific and General Condition:-

1. The Project has already been accorded the Environmental Clearance from SEIAA, Haryana, vide letter no. SEIAA/HR/2016/279 dated 12.04.2016, for the plot area 21,650.85 m2; built up area 49,375.498 m2. Again the project has obtain Environmental Clearance in Expansion Category vide letter no. SEIAA/HR/2019/246 dated 30.08.2019 for plot area 42213.77 m2 and Built up Area 98256.3 m2
2. Now, Due to revision of building plan, there is a minor increase in BUA from 98256.3 m2 to 99,132.307 m2 (change 876.007 sq m) and the population, water and solid waste calculation have also been revised as per NBC 2016.
3. Certified Compliance report was received vide File No.HSPCB-030002/124/2021-PLANNING CELL - HSPCB dated 29/07/2022.
4. That, Comparative statement is as below:

Sl. No.	Description	As/Ph 2 EC	Proposed Expansion	Total	Unit
GENERAL					
1	Gross Plot Area	42213.77	No Change	42213.77	SQMT
2	Net Plot Area	40797.37	No Change	40797.37	SQMT
3	Proposed Built Up Area	98256.3	876.007	99132.307	SQMT
4	Max Height of Building (Upto Terrace)	44.5	0.275	44.775	M
5	Expected Population (7280 Residential+1192 Floating)	8035	437	8472	No.
6	Cost of Project	90	1.5	91.5	CR
WATER					
7	Total Water Requirement	679	21.84	700.84	KLD
8	Fresh water requirement	476	7.16	483.16	KLD

9	Treated Water Requirement	203	14.68	217.68	KLD
10	Waste water Generation	542	-5.35	536.65	KLD
11	Proposed Capacity of STP	650	No Change	650	KLD
12	Treated Water Available for Reuse	434	-4.68	429.32	KLD
13	Treated Water Recycled	203	14.68	217.68	KLD
14	Surplus treated water	231	-19.36	211.64	KLD
RAIN WATER HARVESTING					
15	No of RWH of Pits Proposed	10	+1	11	No.
GREEN AREA					
16	Proposed Green Area (20% of net plot area)	8159.47	No Change	8159.47	SQMT
WASTE					
17	Total Solid Waste Generation	3.75	0.06	3.81	TPD
18	Organic waste	2.25	0.05	2.30	TPD
19	Quantity of Sludge Generated from STP	254	-216	38	KG/DAY
ENERGY					
20	Total Power Requirement	4439.9	No Change	4439.9	KW
21	DG set backup	4000	No Change	4000	KVA

Environment Budget during Construction Phase

COMPONENT	CAPITAL COST (RS in Lacs)	RECURRING COST (RS in Lacs)/ Annuam
BARRICADING OF CONSTRUATION SITE	12	2
ANTI- SMOG GUN WITH COMPLETE ASSEMBLY	7.5	4.3
DISPLAY OF DUST MITIGATION MEASURES	2	0.3
SITE SANITATION- (Mobile Toilets etc)	3	10
MOBILE STP	4	1.5
DISINFECTION/ PEST CONTROL	-	2
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	3	2
LABOR WELFARE (canteen crèche road – water power, shelter)	6	3
WHEEL WASHING	1	0.50
WASTE STORAGE BINS – LABOUR CAMP/ SITE OFFICES	2	1
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.25
SAFETY TRAINING TO WORKERS	-	3

ENVIRONMENT MONITORING	-	1.5
TOTAL	**44**	**23.35**

Environment Budget during Operation phase

COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
RAIN WATER HARVESTING SYSTEM (1 Nos)	5.00	1.50
SOLID WASTE STORAGE BINS & COMPOSTER (Organic Waste Converter2.37 tpd)	39.10	25.81
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	1.67	0.42
ROOF TOP SPV PLANT (100 KWp)	80.00	0.00
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	**125.77**	**29.72**

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

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT. 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. The PP shall establish Environment monitoring cell as per documents submitted.
4. The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.

7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees, if any 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 Green Area **8159.47 (20% of net plot area)** shall be provided for Green Area development for whole project, excluding plot areas.
10. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
11. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the So2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
15. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
16. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
17. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
19. **11 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
21. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant to the project.
22. The PP may provide electric charging stations to facilitate electric vehicle commuters.
23. The PP shall provide the Anti smog gun mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
24. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
25. The PP shall not carry any construction below the HT Line passing through the project, if any.

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 nonforest purpose involved in the project.

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

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

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

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

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

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

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

I Air Quality Monitoring and Preservation

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

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

II Water Quality Monitoring and Preservation

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

reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

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

V Waste Management

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

VI Green Cover

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

(planted). Area for green belt development shall be provided as per the details provided in the project document.

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

VII Transport

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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

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

X Miscellaneous

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

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

246.27 Modification of EC for expansion of warehouse for storage of non agro produce (Logistic) project Revenue Estate of Village Jamuvas, Tehsil Taoru, Mewat, Haryana by Sh. Mahipal Singh And Others

Project Proponent :Shri Vedpal Singh
Consultant : Ind Tech House Consult

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIS/275628/2022 dated 30.05.2022 as per check list approved by the SEIAA/SEAC for obtaining Modification of Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006.

The case was taken up in 245th meeting of SEAC, Haryana held on 25.07.2022.The previous EC was granted to project by SEIAA vide letter dated 06.11.2019. However, the PP alongwith consultant appeared before the committee and submitted that compliance report of earlier EC is still awaited and requested for deferment of the case. The committee acceded with the request of PP and deferred the case. The case will be taken up after the receipt of the compliance report.

The case was taken up in 246th meeting of SEAC, Haryana held on 23.08.2022. The PP presented the case before the committee. The committee discussed the case and raised the following observations:

1. The PP shall submit details of green area achieve, rain water harvesting details.
2. The PP shall submit report/comment on CCR.
3. The PP shall submit the fresh chart of water detail and clarify any changes.
4. The PP shall increase the solar power upto 8% of total power load.
5. The PP shall submit the clarification regarding population
6. The PP shall submit the details of existing STP and increase STP.

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

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