



**Minutes of the 281<sup>st</sup> Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 24.11.2023 under the Chairmanship of Sh.V. K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006**

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

The Minutes of 280<sup>th</sup> meeting were discussed and approved. In this meeting 17nos. of agenda projects, received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

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

**281.01 Validity Extension of EC for completing construction of Group Housing Project at Sector 109, Village Babupur, Tehsil & District Gurgaon, Haryana by M/s Chintels India Private Limited**

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

The Project Proponent submitted online Proposal SIA/HR/MIS/304371/2023 dated 19.10.2023 for obtaining **Validity Extension of EC** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.508759 dated 16.09.2023.

The case was taken up in 281<sup>st</sup> meeting held on 24.11.2023. However, PP requested vide letter dated 21.11.2023 to defer their case as they could not attend the meeting due to unforeseen circumstances. The committee acceded with the request of PP and deferred their case.



**281.02 EC for Expansion cum modification of commercial Colony (Retail, Food Court & Office) at village- Maidawas, Sector-66, Gurugram, Haryana by M/s Emaar India Limited and being developed by Elan City LLP.**

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

The Project Proponent submitted online Proposal SIA/HR/INFRA2/449954/2023 dated 23.10.2023 for obtaining **EC for Expansion cum modification** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 038822 dated 14.09.2023.

The case was taken up in 281st meeting held on 24.11.2023. However PP requested vide letter dated 17.11.2023 to defer their case as they could not attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred their case.

**281.03 EC for Proposed Group Housing Colony under TOD Policy over an area measuring 4.525 Acres in revenue estate of Village-Begampur Khatola, Sector-71, Gurugram, Haryana by M/s Pyramid Infratech Pvt. Ltd.**

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

The Project Proponent submitted online Proposal SIA/HR/INFRA2/449745/2023 dated 21.10.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 346068 dated 12.10.2023.

The case was taken up in 281st meeting held on 24.11.2023. However PP requested vide letter dated 20.11.2023 to defer their case as the permission for shifting of HT line has not been received so far. The committee acceded with the request of PP and deferred their case.

**281.04 EC for Expansion in existing manufacturing of API bulk drug and intermediate at Plot No. 710/711, Modern Industrial Estate (MIE), Part-A, Bahadurgarh, Haryana by M/s Pharmachem**

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

The Project Proponent submitted online Proposal No. SIA/HR/IND3/243032/2021 on dated 04.12.2021 for obtaining **Expansion of Environmental Clearance** under Category 5(f) of EIA Notification 14.09.2006. The PP submitted requisite scrutiny fee of Rs.50,000/- vide DD No.731164 dated 15.12.2021.



The case was taken up in 235<sup>th</sup> meeting held on 30.03.2022 but the case was deferred on request of PP.

The case was taken up in 242<sup>nd</sup> Meeting of SEAC held on 25.06.2022. After detailed deliberations, the Committee conveyed the PP and Consultant that at first, submit how it can be possible to add 16 nos. more API in existing unit of 2000 sqm having 33% green cover including plantation, establishing of CET/STP and MPE. The **PP is also directed to submit Mosaic Plan and Layout Plan justifying that all units to be proposed for requirement of fresh EC.** However, PP did not supply any reply to the observations raised by SEAC.

The case was taken up in meeting of SEAC, Haryana held on 10.10.2022. The PP as well as consultant did not appear before the committee. However, it was also brought to the notice of Committee that consultant of this case has expired in a road accident. The committee decided to defer the case.

Thereafter, the case was taken up in 251<sup>st</sup>, 257<sup>th</sup> and 262<sup>nd</sup> meeting. However, PP requested for the deferment of the case as their consultant Mr Mervyn of M/s Atmos has passed away unfortunately in a road accident and they are in search of a new consultant who can represent their case in the technical matters in their proposal.

The committee after due discussion decided that PP may be given one more opportunity to appear before the SEAC to represent their project either themselves or through their authorized representative.

The committee further decided to communicate the decision of committee to PP on their official email as well as speed post and deferred the case for next meeting.

The case was again taken up in 266<sup>th</sup>, 269<sup>th</sup>, 271<sup>st</sup> and 273<sup>rd</sup> meeting but was deferred on request of PP.

The case was taken up in 276<sup>th</sup> meeting held on 07.09.2023. However PP/Consultant requested through email dated 07.09.2023 to defer their case as process of finalising to develop green belt with HSIIDC as per requirement of 33% of their site - this process will take 20-25 days. The committee acceded with the request of PP/Consultant deferred their case.

The case was taken up in 278<sup>th</sup> meeting held on 13.10.2023. However, PP submitted a letter vide email dated 12.10.2023 to the effect that they are in process to get approval from HSVP regarding development of green belt and for this purpose they need more time and requested to give them one month's time. The committee acceded with the request of PP and deferred the case.

The case was taken up in 281<sup>st</sup> meeting held on 24.11.2023. However, still neither PP nor consultant appeared in the meeting. At this stage, OM dated 18.11.2020 issued by MoEF&CC was brought into the notice of committee which reads as under:



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

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

**281.05 EC for Proposed River Bed Sand (Minor Mineral) Mining Project at Shergarh Tapu Block, Village Shergarh Tapu, Tehsil & District Karnal, Haryana (Mine Contract area 22.96 ha) by M/s Enbridge Civil Corporation**

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

The Project Proponent submitted online Proposal No. SIA/HR/MIN/434755/2023 dated 14.09.2023 for obtaining **Environment Clearance** under Category 1(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No. 008060 dated 23.11.2022.

The case was taken up in 278<sup>th</sup> meeting held on 13.10.2023. However, the case was deferred on the request of PP.

The case was taken up in 281<sup>st</sup> meeting held on 24.11.2023. However, Sh. Rajesh Sangwan, Assistant Mining Engineer from Directorate, Mining & Geology, Haryana who was also present in the meeting and apprised the committee that the LoI dated 21.06.2022 issued in favour of M/s Enbridge Civil Corporation has been revoked (**copy attached**) by Director, Mining & Geology, Haryana vide order No. 6066-6069 dated 20.10.2023.

After having discussion and keeping in view the submissions made by the representative from Directorate, Mining & Geology, Haryana and documents submitted by him, the committee decided that the case be recommended to SEIAA for delisting.

**281.06 EC (under violation category) for Expansion of Group Housing Project located at village Baselwa, Sector 86, Faridabad, Haryana by M/s Shiv Sai Infrastructure Pvt. Ltd.**

**Project Proponent : Sh. Manu Madan**  
**Consultant : Ind Tech House Consult**



The Project Proponent submitted online Proposal SIA/HR/INFRA2/407439/2022 for obtaining **Environmental Clearance (under violation category)** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/-vide DD No.508127 dated 13.12.2021.

The case was taken up in 257<sup>th</sup> meeting of SEAC, Haryana held on 20.12.2022. The committee after discussion raised some observations.

The case was taken up in 267<sup>th</sup> and 274<sup>th</sup> meeting held on 16.05.2023 and 09.08.2023 respectively. However the case was deferred in both the meetings on request of PP.

The case was taken up in 276<sup>th</sup> meeting held on 07.09.2023. The PP presented the case before the committee and submitted the reply of above mentioned observations raised in 257<sup>th</sup> meeting of SEAC vide letter dated 06.09.2023. The committee discussed the reply and observed the reply submitted by PP as not satisfactory and further raised following observations:

- The PP shall submit latest status of prosecution against the project.
- The PP shall submit water assurance/permission.
- The PP shall submit a revised realistic, scientific, quantify and tangible mentioning damage assessment keeping in view the orders passed by Hon'ble NGT in case IA 02/2023 titled as VSR Mall Vs. State of Haryana and OA No.215 of 2022 titled as Ashish Sardana Vs. Vatika
- The PP shall re-assess the EMP and shall submit its present status.
- The PP shall submit license detail alongwith additional land detail.
- The PP shall submit ATR of CCR based on the queries of IRO, MoEF&CC
- The PP shall submit revised CA certificate mentioning total cost of the project and cost of violation part as per balance sheet of the project.

The committee directed the PP to submit reply of above said observations within 15 days and deferred the case.

The case was taken up in 281<sup>st</sup> meeting held on 24.11.2023. PP presented the case before the committee and submitted following details:

**Table 1: Basic Detail**

<b>Name of the Project: EC (under violation category) for Expansion of Group Housing Project located at village Baselwa, Sector 86, Faridabad, Haryana by M/s Shiv Sai Infrastructure Pvt. Ltd.</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
1.	Online Proposal Number	SIA/HR/INFRA2/407439/2022
2.	Latitude	28°24'37.34"N
3.	Longitude	77°20'24.25"E
4.	Plot Area	38,418.83 Sq.m (9.49 acres)



5.	Permissible ground coverage (35%)	13,446.59 Sq.m	
6.	Proposed ground coverage (15.69%)	6,027.91 Sq.m	
7.	Permissible FAR Area (@1.75)	67,232.95 Sq.m	
8.	Proposed FAR Area (@1.72)	64,252.048 Sq.m	
9.	Proposed non- FAR	17,250.098 Sq.m	
10.	Built-up Area	81,502.146 Sq.m	
11.	Total Green Area with % (35.4% of plot Area)	13,620 Sq.m	
12.	Total Population	3048 people.	
13.	Rain Water Harvesting Pits	09 no (6 no. existing and 03 no. pits are proposed)	
14.	STP Capacity	325 KLD	
15.	Power Requirement	2,248 KW	
16.	Power Backup	2630 kVA (1*750 + 1*380 + 3*500)	
17.	Total Water Requirement	292 KLD	
18.	Domestic Water Requirement	238 KLD	
19.	Fresh Water Requirement	167 KLD	
20.	Flushing Water Requirement	71 KLD	
21.	Horticulture Requirement	54 KLD	
22.	Waste Water Generated	212 KLD	
23.	Solid Waste Generated	1429 kg/day	
24.	Number of Towers	12 + Community Building & Convenient Shopping	
25.	No. of Main DUs	500	
26.	No. of Servant Units	75	
27.	Project Cost	121.75 Cr.	
28.	EMP Budget (per year)	i) Capital Cost	166 lacs
		ii) Recurring Cost	25.7 lacs
29.	Incremental Load in respect of:	i) PM 2.5	303.6
		ii) PM 10	141.3
		iii) SO <sub>2</sub>	39.5



		iv) NO <sub>2</sub>	37.0
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**Table 2: Comparative Detail**

S.No.	Description	Quantity as per EC dated 19.07.2007	Quantity as per new proposal	Difference	Unit
1	Plot Area	42127	38,418.83	-3,708.17	sqm
2	Built-up area	73572.97	81,502.15	7,929.18	sqm
3	DU's	574	575	1.00	Nos
4	EWS	102	0	-102.00	Nos
5	Towers	14	14	0.00	Nos
6	Total water requirement	1200	292	-908.00	kld
7	Waste generated	960	212	-748.00	kld
8	Solid waste generated	1250	2248	998.00	kg/day

The committee discussed the case and raised some observations to which PP submitted the following reply in the form of an affidavit dated 24.11.2023:

- In the previous EC letter awarded to us the basement area was not included in the total built-up area of the project only no. of parking was included
- Now, when this basement area included in the built up area, it crosses the threshold limit awarded to us in the environment clearance letter.
- However to get the environment clearance we have applied under violation category.
- TOR under violation category was obtained vide letter no. SEIAA(143)/HR/2022/1301 dated 03.08.2022
- Prosecution has been initiated by HSPCB.
- Water Assurance is attached as **Annexure 1.**
- Hon'ble NGT case IA 02/2023 titled as VSR Mall Vs. State of Haryana and OA No.215 of 2022 titled as Ashish Sardana Vs. Vatika is not applicable on our case because MoEF has issued SoP dated 07.07.2021 for the dealing of the violation cases and MOEF&CC has submitted the affidavit in this regard to Hon'ble NGT. Damage Assessment for the project is attached as **Annexure-2.**
- Reassessed EMP is attached as **Annexure 3.** STP of 325 KLD and 6 number of rain water harvesting pits, horticulture and solar water heater are installed at site. Proper green belt has been developed as per norms.
- License detail along with additional land detail is attached as **Annexure 4.**
- We have already submitted the ATR of of CCR based on the queries of IRO, MOEF&CC. Receiving of ATR submission is attached as **Annexure 5.**
- Revised CA Certificate is attached as **Annexure 6.**
- That, the OC was obtained on 03.10.2012.

PP further submitted the following details of the project:



1. The Plot area of the project is **42,127 Sq.m.** and Built-up area is **73,572.97 Sq.m** as per the accorded Environment Clearance by MoEF&CC vide letter No. **21-771/2007-IA.III** dated **19<sup>th</sup> July, 2007** w.r.t. DTCP License no. **873 of 2006**.
2. DTCP License no. **873 of 2006** was de-licensed and the plot area of project was reduced from **42,127 sq.m.** to **38418.83Sq.m.**
3. As per the Rapid Environmental Impact Assessment Report submitted on **27.12.2006** to MoEFCC, FAR area was mentioned as **73,572.97 Sq.m** along with parking in basement (359 ECS) whereas in accorded Environment Clearance by vide letter No. **21-771/2007-IA.III** dated **19<sup>th</sup> July, 2007**; the built-up area was mentioned as **73,572.97 Sq.m.** in place of FAR area. In built-up area basement area and services were not counted.
4. The Project was completed and Occupation Certificate was received before from DTCP vide memo No. **19602** dated **03/10/2012** and the actual built-up area is **81,502.146 sqm.**
5. In the year **2009**, the project was granted another Environment Clearance by SEIAA for adjacent plot, Haryana vide letter no. **DEH/09/SEIAA/948** dated **02<sup>nd</sup> September, 2009** having Plot area of **11,707.55 sqm** and Built-up area of **23,683.269 sqm. (DTCP License No. 11 of 2008)**. Project was completed and Occupation Certificate was received from DTCP vide memo No **7780** dated **21/04/2016**.
6. Later on, the project was granted additional **license No. 24 of 2016 (in addition to license No. 873 of 2006)** as a result of which the total plot area by adding all the licenses together became **54,476.67 m<sup>2</sup> (13.4615 acre)** and built-up area **1,21,107.9 sqm** for which we submitted an EC application under Expansion category to SEIAA vide **File no. SEIAA/HR/17/370** dated **30<sup>th</sup> Nov, 2017** as combined zoning plan was obtained for all the three plots dated 25.11.2016.
7. The project was taken up in **162<sup>nd</sup> SEAC meeting** dated **13<sup>th</sup> Dec, 2017 – deferred**
8. During the site visit by RO MoEF for Certified compliance, increase in built-up area was identified.
9. Case was again taken up in **163<sup>rd</sup> SEAC meeting** dated **08<sup>th</sup> Jan, 2018** and the project proponent requested for adjournment.
10. Thereafter, the tenure of SEIAA/SEAC, Haryana expired and the file was transferred to **MoEF&CC**.
11. The project was considered in **35<sup>th</sup> EAC meeting** dated **31<sup>st</sup> Oct., 2018** and **36<sup>th</sup> EAC meeting** and the **EAC Committee suggested us to withdraw instant proposal and apply afresh for expansion for each of the project separately."**
12. The project was applied under violation category vide Proposal No. **SIA/HR/MIS/77037/2022** dated **18.05.2022**.
13. The project was take-up in SEAC Haryana has taken up the case in its 257<sup>th</sup>, 267<sup>th</sup>, 274<sup>st</sup>, 276<sup>th</sup> and we have submitted point wise reply of observation raised in 276<sup>th</sup> SEAC meeting held on 07.09.2023.

S.No.	Observations	Reply
1	The PP shall submit latest status of prosecution against the project.	Prosecution has been initiated.



<b>2</b>	The PP shall submit water assurance/permission.	Water Assurance is attached as <b>Annexure 1.</b>
<b>3</b>	The PP shall submit a revised realistic, scientific, quantify and tangible mentioning damage assessment keeping in view the orders passed by Hon'ble NGT in case IA 02/2023 titled as VSR Mall Vs. State of Haryana and OA No.215 of 2022 titled as Ashish Sardana Vs. Vatika	Hon'ble NGT case IA 02/2023 titled as VSR Mall Vs. State of Haryana and OA No.215 of 2022 titled as Ashish Sardana Vs. Vatika is not applicable on our case because MoEF has issued SoP dated 07.07.2021 for the dealing of the violation cases and submitted the affidavit in this regard to Hon'ble NGT.  Damage Assessment for the project is attached as <b>Annexure-2.</b>
<b>4</b>	The PP shall re-assess the EMP and shall submit its present status.	Reassessed EMP is attached as <b>Annexure 3.</b>  STP of 325 KLD and 6 number of rain water harvesting pits, horticulture and solar water heater are installed at site. Proper green belt has been developed as per norms.
<b>5</b>	The PP shall submit license detail along with additional land detail.	License detail along with additional land detail is attached as <b>Annexure 4.</b>
<b>6</b>	The PP shall submit ATR of CCR based on the queries of IRO, MOEF&CC	We have already submitted the ATR of of CCR based on the queries of IRO, MOEF&CC. Receiving of ATR submission is attached as <b>Annexure 5.</b>
<b>7</b>	The PP shall submit revised CA Certificate mentioning total cost of the project and cost of violation part as per balance sheet of the project.	Revised CA Certificate is attached as <b>Annexure 6.</b>

14. EMP Details during operation phase is as below:

**Table 3: EMP Details**

<b>ENVIRONMENT MANAGEMENT COST</b>		
<b>COMPONENT</b>	<b>CAPITAL COST (Rs in Lacs)</b>	<b>RECURRING COST (Rs in Lacs)/Annum</b>
Sewage Treatment Plant (325 KLD)	65	17.55
Rain Water Harvesting System Rain Water Storage	21	3.15
Horticulture Development (Tree Plantation & Landscaping)	30	3
Solar Water Heater	50	0.00
Environment Monitoring & 6 Monthly Compliances of Environment Clearance Conditions		2.00
<b>TOTAL</b>	<b>166</b>	<b>25.7</b>

15. Total damage assessment cost has been calculated as per MoEF&CC OM regarding Draft Guidelines for Environmental Damage Assessment cost for Violation Cases dated 05<sup>th</sup>



March 2020 and as per SOP 07.07.2021 regarding violation cases. Details of damage assessment, Natural Resource and community Resource augmentation details are as below:

S. No.	Description	Cost (Lakhs)	Remarks
<b>Construction Phase</b>			
1	Damage Assessment Cost On Air Environment	0	As the Construction of the project was completed within EC Validity period
2	Damage Assessment Cost On Water Environment	0	No surface water is used for the construction purpose
3	Damage Assessment Cost On Noise Environment	0	All safety measures provided
4	Damage Assessment Cost For Solid Waste	0	As the Construction of the project was completed within EC Validity period
5	Damage Assessment Cost For Land	0	-
6	Damage Assessment Cost Due To Inadequate Plantation	4.00	-
<b>Operation Phase</b>			
1	Damage Assessment Cost Non Compliance of STP Requirement	0	-
2	Damage Assessment Cost Due To in Adequate RWH Pits	0	Already provided 6 nos of RWH pit with capacity of 38 cum
3	Damage Assessment Cost For Solid Waste	6.0	As per EC condition the Biodegradable waste will be sent to landfill site
4	Damage Assessment Cost For Economic Benefit	4.3	-
<b>TOTAL DAMAGE ASSESSMENT COST</b>		<b>14.3</b>	
PENALTY 1% OF FRACTIONAL COST (As per CA certificate Project cost under violation is 7.13 Cr.)		7.13	
0.25 % OF THE TURNOVER (Turnover cost of violation 7.13 Cr.)		1.8	
<b>Total Penalty</b>		<b>8.93</b>	

#### Natural Resource Augmentation Plan

Sr. No	Pond name	Pond UID	Latitude	Longitude	Area (in acres)	Amount (in Lakhs)*
1	Agwanpur66	02-HR-FDB-BAL-0524-AGU-R-001	28°29'15"N	77°06'33"E	1.06	15.2
<b>TOTAL</b>						<b>15.20</b>



### Community Resource augmentation Plan

S. No.	Activities	Total cost (in lakh)
1.	Improving sports infrastructure in Nawada Tigaon village & Tigaon Village for 1 Years	4.0
2.	Infrastructure development for training of Youths for 1 Years in Nawada Tigaon village & Tigaon Village	4.0
<b>Total Community Resource Augmentation cost</b>		<b>8.0</b>

The reply of alongwith the documents were placed before the committee. A detailed discussion was held on the submissions made by PP, penalty amount, plan submitted by PP towards Remediation Plan and Natural and Community Resource Augmentation, as well as the documents submitted regarding License, Green area, EMP, CA certificate, prosecution, ToR points, detail of plot area.

After detailed discussion, the committee recommended for penalty amount of **Rs.8.93 lakh** as per SOP dated 07.07.2021. The aforesaid amount will be submitted in the form of Demand draft in HSPCB in compliance with MoEF&CC, GoI OM dated 28.07.2022. Further SEAC also recommended an amount of **Rs.23.2 lac** towards Remediation plan and Natural and Community Resource Augmentation plan to be spent within a span of three years. The Project Proponent also to submit a bank guarantee of **Rs.23.2 lac** equivalent to the amount of Remediation Plan and Natural and Community Resource Augmentation Plan with the HSPCB prior to the grant of EC as recommended by the SEAC and which shall be finalized by the regulatory authority/SEIAA.

Based on the information furnished by the project proponent, it is further recommended to SEIAA that appropriate action may be taken on the Environment Damage Compensation as per Environment Protection Act, 1986 with relevant notification and in view of the orders passed by Hon'ble NGT in case IA 02/2023 titled as VSR Mall Vs. State of Haryana dated 22.02.2023 and OA No.215 of 2022 titled as Ashish Sardana Vs. Vatika dated 24.04.2023 and updated relevant provisions on the violation and non compliances as well as keeping in view above referred reply and documents submitted by the PP/Consultant.

After deliberations the Committee was of the unanimous view that this case should be recommended to the SEIAA for granting **Environmental Clearance (under violation)** to **M/s Shiv Sai Infrastructure Pvt. Ltd. (as per zoning plan)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India along with the specific and general stipulations. The SEAC further recommended that SEIAA to take appropriate action as



per the orders passed by Hon'ble NGT in case IA 02/2023 titled as VSR Mall Vs. State of Haryana and OA No.215 of 2022 titled as Ashish Sardana Vs. Vatika.

**Specific Conditions:**

1. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority/SEIAA.
2. Remediation plan shall be completed in 3 years whereas bank guarantee shall be for 5 years.
3. Approval/permission of the CGWA/SGWA shall be obtained, if applicable before drawing ground water for the project activities. State Pollution Control Board (SPCB) concerned shall not issue Consent to Operate (CTO) till the project proponent obtains such permission.
4. The PP should submit the 6 monthly action taken report on the compliance of environmental conditions to the Regional Officer, MoEF&CC, Haryana State Pollution Control Board and Chairman, SEIAA.
5. The PP shall bear the cost of NCRAP and will be responsible to maintain and manage the same.
6. The PP shall also submit the details of status of development of Green plan, species planted, survival status along with existing trees species wise and also maintain the record date wise along with digital mapping.
7. The PP shall also maintain the record of trees/plants to be planted as per the Remediation plan and Natural and Community Resource Augmentation plan along with digital mapping, latitude, longitude details.
8. The PP shall submit the prosecution details filled by HSPCB in Special Environment Court Faridabad/Kurukshetra under EP Act, 1986 before the meeting of SEIAA.
9. The PP shall not start construction and development works without getting EC under violation Act/provisions of notification.
10. The Project Proponent shall seek fresh Environment Clearance if at any stage there is change in the planning of the proposed project.
11. Sewage shall be treated in the STP based on latest Technology to achieve standards ordered by NGT/CPCB/HSPCB. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling and Gardening.
12. 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.
13. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
14. 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.
15. 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.



16. 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.
17. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05 kms radius of the site in different scenarios of space and time.
18. 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
19. 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.
20. 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.
21. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
22. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO<sub>2</sub> load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
23. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
24. The PP shall not give occupation or possession before the electricity connection permitted by the competent Authority.
25. 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.
26. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
27. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits
28. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project
29. The PP may provide electric charging stations to facilitate electric vehicle commuters.
30. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
31. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
32. A minimum of 1 tree for every 80sqm of land should be planted and maintained. 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 **13,620**



- Sq.m (35.4% of plot area)** shall be provided for Green Area development for whole project, excluding plot areas.
33. **09 Rain water harvesting recharge pits** shall be provided for ground water recharging as per the CGWB norms
  34. **The PP shall adopt a Pond having UID 02-HR-FDB-BAL-0524-AGU-R-001 for its rejuvenation and beautification**
  35. **The PP shall provide Solar power as per HAREDA norms**
  36. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.

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

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

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

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality



- monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board
  - v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, 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.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.



## **VII Transport**

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

## **VIII Human Health Issues**

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

## **IX Corporate Environment Responsibility**

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



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

## **X Miscellaneous**

- i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
- xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.
- xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.



- xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

**281.07 EC for new Chemical Manufacturing Unit of Formaldehyde and Resin/Glue at Plot No.- 238, Phase-II, Sector-30A, Industrial Estate, Manakpur, Tehsil Bilaspur, District Yamuna Nagar, Haryana by M/s Mak Leon Organics Private Limited**

**Project Proponent : Sh.Sunil Sharma**  
**Consultant : Chandigarh Pollution Testing Laboratory**

The EIA/EMP report was submitted to the SEIAA, Haryana vide online proposal No. SIA/HR/IND3/76131/2021 dated 30.04.2022 for obtaining **Environmental Clearance** under Category 5(f) of EIA Notification 14.09.2006. ToR was granted to the project by SEIAA on 30.12.2021. The PP has submitted Scrutiny Fee amounting to Rs.50,000/- vide DD No.091378 dated 24.12.2021 in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.

Earlier the case was recommended to SEIAA for grant of EC in 244<sup>th</sup> meeting. However the case was referred back by SEIAA in 144<sup>th</sup> meeting.

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

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



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

The case was again referred back by SEIAA in its 168<sup>th</sup> meeting. The authority decided to direct the Expert Appraisal Committee to carry out site inspection of the Project site w.r.t. OM dated 18.11.2020 issued by MoEF & CC, GoI, New Delhi and to make clear cut recommendations within the scope & meaning of EIA Notification dated 14.09.2006.

The case was taken up in 281<sup>st</sup> meeting held on 24.11.2023. After discussion, it is decided that a sub-committee of followings is constituted for site inspection of the Project site as directed by SEIAA in its 168<sup>th</sup> meeting:

1. Sh.Prabhaker Kumar Verma, Member, SEAC
2. Sh. Bhupender Singh Rinwa, Member Secretary, SEAC

The sub-committee shall submit report within 15 days. The case shall be taken as and when the report of above mentioned sub-committee is received.

**281.08 EC for Mining of Sand (Minor Mineral) from the Riverbed of Yamuna River (Sultanpur Unit) with 10,80,000 MT/ year production over an area of 33.42 Ha located at Village Sultanpur & Atwa, Tehsil & District Palwal and State Haryana by M/s M.M. Traders**

**Project Proponent : Sh. Vipin Sharma**  
**Consultant : Parivesh Environmental**

The Project Proponent submitted online Proposal SIA/HR/MIN/428049/2023 dated 15.05.2023 for obtaining Environmental Clearance under Category 1(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No. 571049 Dated: 05.11.2022. The ToR was granted to the project on 15.11.2022.

The said case was taken up during 268<sup>th</sup> meetings of SEAC held on 31.05.2023 and SEAC recommended the Project to SEIAA for Grant of Environment Clearance under Category B1, 1(a) for one year, under EIA Notification under Category B1, 1(a) dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India for Mining of Sand (Minor Mineral) from the Riverbed of Yamuna River in Sultanpur Unit with 10,80,000 MT/year production as mentioned in LOI/Mining Plan/EIA Report/ToR/DSR/Replenishment Report for plan period with maximum depth upto 3.0 m as per Replenishment Study Report approved by Director Mines & Geology, Haryana and for quantity of 10,80,000 TPA.

The recommendation of SEAC was taken up during 159<sup>th</sup> Meeting of SEIAA held on 15.06.2023. The Authority referred back the case to SEAC with some observations.



The case was taken up in 275<sup>th</sup> meeting of SEAC held on 22.08.2023. The PP as well submitted the reply dated 19.08.2023 to the observation raised by SEIAA.

The reply submitted by the PP with regard to the observations raised by SEIAA in its 159<sup>th</sup> meeting as well as submission made by PP in support of their contention during the presentation was thoroughly discussed during the meeting in detail discussion. After due deliberation, the committee found the documents submitted by the PP in order and further decided that the case be recommended to SEIAA for granting of EC with conditions as conveyed vide 268<sup>th</sup> meeting of SEAC held on 31.05.2023.

The recommendations of SEAC were taken up in 165<sup>th</sup> Meeting of SEIAA. The SEIAA observed as under:

1. That Replenishment Report required in the instant case is not furnished before the Authority, whereas "only" a reference of Replenishment Report / Study has been made, through a letter dated 31.05.2023, issued from Mining Officer, Palwal. This does not serve the purpose and intent of the methodology and requirement under the Sand Mining Guidelines, 2020.
2. That Hon'ble National Green Tribunal (NGT) in OA No. 173 of 2018 in the case of Sudarshan Das Versus State of West Bengal & Ors. made certain directions to the Union Government, in pursuance to the same MOEF & CC, GOI framed "ENFORCEMENT & MONITORING OF SAND MINING GUIDELINES, 2020".

Enforcement & Monitoring of Sand Mining Guidelines, 2020, Para No. 4, Para No. 5 & Para No. 6, provides a detailed methodology & mechanism for the Grant of Environment Clearance for the Sand Mining Projects (River Bed & Outside the River Bed).

In view of the above, the Authority decided to convey to the Expert Committee (SEAC) that adequate attention should be paid to Para No. 4, Para No.5 & Para No. 6 of the said guidelines, while making appraisal/ assessment & recommendations to the Authority in the Sand Mining Cases.

The SEIAA decided to refer back the case observing that due diligence and utmost attention is expected to be exercised, while looking into the following details:

1. District Survey Report (DSR) (Validity, Size, Location & Relevance to the Proposal) Para No. 4.1 of the Sand Mining Guidelines, 2020.
2. Approved Mining Plan (Specifically quantum, lease period, validity & citing parameters) Para No. 4.3 of the Sand Mining Guidelines, 2020.
3. Replenishment Study Report (Methodology & Mechanism adopted) Para No. 5.0 of the Sand Mining Guidelines, 2020.

The case was taken up in 278<sup>th</sup> meeting held on 13.10.2023. However, the case was deferred on request of PP.

The case was taken up in 281<sup>st</sup> meeting held on 24.11.2023. The PP along with consultant has appeared before the committee and the reply submitted PP was thoroughly discussed. However, the committee found that the reply was incomplete and not appropriate



according to the observations raised by SEIAA. Further, consultant and PP are directed to submit the complete and appropriate reply according to the observations of SEIAA so that the case can be taken up in the next meeting.

**281.09 EC for Mining of Sand (Minor Mineral) from the Riverbed of Markanda River in Gadauli-Ambli Block (BGS) with 15,00,000 MT/ year production over an area of 39.636 ha located at Village Gadauli-Ambli, Tehsil Naraingarh, District Ambala & State Haryana by M/s SCP Commodities (Sh. Rajender Bansal and Sons HUF)**

**Project Proponent : Sh. Vipin Sharma**  
**Consultant : Parivesh Environmental**

The Project Proponent submitted online Proposal SIA/HR/MIN/429333/2023 dated 16.05.2023 for obtaining Environmental Clearance under Category 1(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.000466 dated: 07.02.2023.

The case was recommended to SEIAA in 268<sup>th</sup> meeting held on 31.05.2023 for granting Environment Clearance under Category B1, 1(a) for one year, under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India for Mining of Sand (Minor Mineral) from the Riverbed of Markanda River in Gadauli-Ambli Unit (BGS) with 15,00,000 MT/year production as mentioned in LOI/Mining Plan/EIA Report/ToR/DSR/Replenishment Report for plan period with maximum depth upto 3.0 m as mentioned in Replenishment Study Report approved by Director Mines & Geology, Haryana and for quantity of 15,00,000 TPA.

The recommendation of SEAC was taken up during 159<sup>th</sup> Meeting of SEIAA held on 15.06.2023. The Authority after having gone through the details placed on the file alongwith perusal of recommendations made by the Appraisal Committee (SEAC), referred back the case with some observations.

The case was taken up in 275<sup>th</sup> meeting held on 22.08.2023. The PP submitted reply to the observation raised by SEIAA in its 159<sup>th</sup> meeting held on 15.06.2023 vide letter dated 22.08.2023.

The reply submitted by the PP with regard to the observations raised by SEIAA in its 159<sup>th</sup> meeting as well as submission made by PP in support of their contention during the presentation was thoroughly discussed during the meeting in detail discussion. After due deliberation, the committee found the documents submitted by the PP in order and further decided that the case be recommended to SEIAA for granting of EC with conditions as conveyed vide 268<sup>th</sup> meeting of SEAC held on 31.05.2023.



The case was again referred back by SEIAA in 165<sup>th</sup> meeting with following observations:

1. That Hon'ble NGT vide Order dated 29.08.2023 in OA No. 532 of 2023 (IA No.681 / 2023 in the case of Balbir Sandhu Versus Union of India & Ors.) made the following directions (where the Project Proponent is one of the Respondent No. 8).

(Relevant part of the same is reproduced as under):

XXXXX.....

5. In the meanwhile, a joint Committee is constituted comprising of the Director, Central Pollution Control Board (CPCB) deputed by Member Secretary, CPCB, Member Secretary, Haryana State Pollution Control Board (HSPCB) and District Magistrate, Ambala. The Member Secretary, HSPCB will co-ordinate with other members of the Committee. The Committee will carry-out the inspection, examine the concerned record and submit the report before the Tribunal on the issue involved in the matter within four weeks by e-mail at [judicial-ngt@gov.in](mailto:judicial-ngt@gov.in) preferably in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF.

.....XXXXXXXX

2. Hon'ble National Green Tribunal (NGT) in OA No. 173 of 2018 in the case of Sudarshan Das Versus State of West Bengal & Ors. made certain directions to the Union Government, in pursuance to the same MOEF & CC, GOI framed "ENFORCEMENT & MONITORING OF SAND MINING GUIDELINES, 2020".

Enforcement & Monitoring of Sand Mining Guidelines, 2020, Para No. 4, Para No. 5 & Para No. 6, provides a detailed methodology & mechanism for the Grant of Environment Clearance for the Sand Mining Projects (River Bed & Outside the River Bed).

In view of the above, the Authority, deemed it appropriate to convey to the Expert Committee (SEAC) that adequate attention should be paid to Para No. 4, Para No. 5 & Para No. 6 of the said guidelines, while making appraisal/ assessment & recommendations to the Authority in the Sand Mining Cases.

Due diligence & utmost attention is expected to be exercised, while looking into the following details:

1. District Survey Report (DSR) (Validity, Size, Location & Relevance to the Proposal) Para No. 4.1 of the Sand Mining Guidelines, 2020.
2. Approved Mining Plan (Specifically quantum, lease period, validity & citing parameters) Para No. 4.3 of the Sand Mining Guidelines, 2020.
3. Replenishment Study Report (Methodology & Mechanism adopted) Para No. 5.0 of the Sand Mining Guidelines, 2020.

The case was taken up in 278<sup>th</sup> meeting held on 13.10.2023. However, the case was deferred on request of PP.

The case was taken up in 281<sup>st</sup> meeting held on 24.11.2023. PP submitted the reply dated 24.11.2023 of observations raised by SEIAA which is reproduced below:



S.No.	Observations	Reply
1	Letter of Intent	Letter of Intent has been issued by the Director Mines & Geology Haryana vide letter no. DMG/ HY/ CONT./ GADAULI-AMBLI/ AMB/ 2022/ 4862, PANCHKULA dated 28-07-2022 for Mining of Sand (Minor Mineral) in Gadauli-Ambli Unit, comprising Gadauli & Ambli villages over an area of 39.636 hectares in Naraingarh Tehsil & District Ambala, Haryana for a period of 8 years. Refer Annex 1.
2	District Survey Report (DSR) (Validity, Size, Location & Relevance to the Proposal) Para No. 4.1 of the Sand Mining Guidelines, 2020.	Approved District Survey Report has been obtained vide Memo No. Mining/AMB/1466 dated 16.05.2023 for proposed Gadauli-Ambli unit. The village are Gadauli and Ambli (2 pits) are part of lease area which are also clarified in LOI, Replenishment plan and approved mining plan. Refer Annex 2
3	Approved Mining Plan (Specifically quantum, lease period, validity & citing parameters) Para No. 4.3 of the Sand Mining Guidelines, 2020.	As per rule 70 of Haryana Minor Mineral, Concession, Stocking, Transportation of Minerals & Presentation of Illegal Mining Rule, 2012, the mining plan was approved vide reference no. DMG/ HY/ MP/ GADOLI - AMBLI BLOCK/ 2022/ 440-443 DATED 25.01.2023 for the production capacity of 15,00,000 MTPA. Refer Annex 3
4	Replenishment Study Report (Methodology & Mechanism adopted) Para No. 5.0 of the Sand Mining Guidelines, 2020.	The Replenishment Plan was approved from & Mining Office, Mines & Geology Department, Ambala vide letter no. Memo No. Mining 1652 and dated 30.05.2023 for the replenishment of sand 16,03,050 MTPA. Refer Annex 4
5	Clarification on Firm Name	The LOI was issued to the M/S SCP Commodities which is being owned / operated by Rajendra Bansal & Sons (HUF - Account). Rajendra Bansal & Sons (HUF) is the authorized signatory for M/s SCP Commodities.

PP further submitted that the response is being submitted for the Hon'ble NGT vide order dated 29.08.2023 in OA No. 532 of 2023 (IA No. 681/2023 in the case of Balbir Sandhu Versus Union of India & Ors.) made the following directions (where the PP is one of the Respondent No. 8).

The case was taken up in 281<sup>st</sup> meeting held on 24.11.2023. The PP along with consultant has appeared before the committee and thoroughly discussed the reply submitted by the PP. Sh.Rajesh Sangwan, Assistant Mining Engineer from Directorate, Mining & Geology, Haryana was also present in the meeting and submitted that the right over the mineral is right of the state. The land only can be used for mining with the consent of land owners. He also made it clear that buffer zone should be maintained as prescribed in the Rules.

However, the committee found that the reply was incomplete and not appropriate according to the observations raised by SEIAA. Further, consultant and PP are directed to submit the complete and appropriate reply according to the observations of SEIAA so that the case can be taken up in the next meeting. The PP and consultant should also give the clarification on the



case pending before Hon'ble NGT in OA No. 532 of 2023 (IA No. 681/2023 in the case of Balbir Sandhu Versus Union of India & Ors.) in which Hon'ble NGT has issued several directions and the PP is arrayed as Respondent No. 8 in the said case).

**281.10 EC for Proposed Lithium-Ion battery cell manufacturing unit at Industrial plot no.- EP-1, Sector-20, IMT Sohna, District- Nuh, Haryana by M/s ATL Battery Technology (India) Private Limited**

**Project Proponent : Sh. B.N. Mishra**  
**Consultant : Vardan EnviroNet**

The Project Proponent submitted online Proposal SIA/HR/INFRA2/450510/2023 dated 17.11.2023 for obtaining **Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.003780 dated 03.10.2023.

**Table 1 – Basic Detail**

<b>Name of the Project: EC for Proposed Lithium-Ion battery cell manufacturing unit at Industrial plot no.- EP-1, Sector-20, IMT Sohna, District- Nuh, Haryana by M/s Atlbattery Technology (India) Private Limited</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
<b>Online Proposal no.</b> SIA/HR/INFRA2/450510/2023		
1.	Latitude	28°112'56.22"N
2.	Longitude	77°3'29.230"E
3.	Plot Area	7,20,737sqm (178.098acres)
4.	Net Plot Area	7,20,737sqm (178.098acres)
5.	Proposed Ground Coverage	1,34,301.54 sqm
6.	Total Industrial Proposed FAR	4,80,916.18 sqm
7.	Total Industrial Non- FAR including basement	1,61,022.17sqm
8.	Total Built Up area	6,41,938.35 sqm
9.	Total Green Area with Percentage	237834.21 sqm(@33 % of total plot area)
10.	Rain Water Harvesting Pits	178 Nos
11.	Total Parking	2668 ECS
12.	Power Requirement	63000 KVA
13.	No. of DG set	Total 6 nos of DG Sets having total capacity of 9000 KVA
14.	Solar Capacity	2250 KWp
15.	Total Water Requirement	5536 KLD
16.	Total domestic Waste Water Generated	880 KLD
17.	Total trade effluent generated during process	448 KLD
18.	Fresh Water Requirement	709 KLD
19.	Domestic water Requirement	709 KLD



20.	Treated Water	1071 KLD	
21.	Water requirement for process	3756 KLD	
22.	Effluent treatment	Domestic Effluent- 1 no. STP of 1100KLD Trade Effluent- 1 No. ETP of 800 KLD	
23.	Solid Waste Generated	2,732kg/day	
24.	Biodegradable waste	1639 kg/day	
25.	Total Population	8,655	
26.	Organic waste convertors (OWC)	4 Nos of OWC having total capacity of 2,000 Kg/day (4× 500 kg/day)	
27.	Basement	1 no	
28.	Stories	Dormitory B+G+7	
29.	R+U Value of Material used (Glass)	U value: 1.6 W/m <sup>2</sup> .0K, SHGC: 0.31, VLT%: 62	
30.	Total Cost of the project:	Land Cost	
		Rs.7387	
31.	EMP Budget	Total EMP budget-Rs. 2795 lakhs (0.3567 % of total project cost) Capital Cost; Rs.1490 lakhs Recurring Cost;Rs.1305 lakhs	
32.	Incremental Load in respect of:	PM <sub>2.5</sub>	0.21392 µg/m <sup>3</sup>
		PM <sub>10</sub>	0.37079 µg/m <sup>3</sup>
		SO <sub>2</sub>	0.37079 µg/m <sup>3</sup>
		NO <sub>2</sub>	1.42613 µg/m <sup>3</sup>
		CO	0.0000713 mg/m <sup>3</sup>
32.	Construction Phase:	i)Power Back-up	Temporary electrical connection and DG sets of 3-5 nos.
		ii)Water Requirement & Source	Fresh water – 20 KLD for drinking & sanitation. Treated water 200 KLD for construction purpose. Source: Fresh water – HSIIDC Construction Water – HSIIDC
		iii)STP (Modular)	1 Nos
		iv)Anti-Smog Gun	02 Nos of Anti-smog gun

The case was taken up in 281<sup>st</sup> meeting held on 24.11.2023. PP presented the case before the committee. In this case, a sub-committee was constituted by SEIAA vide letter No. SEIAA/HR/2023/688-691 dated 19.10.2023 for the site visit of the project to get the latest status of the project.

The sub-committee visited the project site on 14/11/2023 and the followings were present during the site inspection:

1. Sh. Ashwini Nandal, SDM, Nuh,
2. Sh. Dilbag Dahiya, DGM, HSIIDC, Gurugram.



3. Sh. Vijay Chaudhary, RO, HSPCB, Gurugram South.
4. Sh. Vipin Kumar, RO, HSPCB, Nuh.

During the site inspection of the Project site; Shri Bhupender Virmani representative of the Project Proponent was asked to provide documents/details related to the present Project Proposal.

The Representative of the Project Proponent submitted the requisite documents/details i.e. the compliances of the directions of CAQM regarding construction project by providing dust suppression arrangements by providing anti- smog gun and water tanker, registration on dust portal app. regarding DG sets, and constructional status to the Regional Officer, HSPCB, Nuh. The copy of same along with the site photographs is attached as Annexure-1. During Inspection no constructional activity was going on at site.

The sub-committee during the site inspection observed that the Ministry of Environment Forest and Climate Change vide OM dated 04.10.2022; provided certain clarifications regarding the applicability of Environment Clearance in regard to Industrial Sheds Projects under the Provisions of EIA Notification dated 14.09.2006.

During the course of Site Visit, the Project Proponent informed to the sub-committee that keeping in mind OM dated 04.10.2022 (Annexure-II) and applicability of the same, an Application (Annexure-III) has been submitted for grant of Environment Clearance to the State Environment Impact Assessment Authority, Haryana made, despite the fact that HSIIDC has obtained Environment Clearance from MoEF & CC vide F.No. 21-36/2012-IA.III dated 01.09.2015 for the Industrial Model Township (IMT) in village Rojka Meo District Mewat (Annexure-IV)

The **conclusion of the report (copy attached)** submitted by sub-committee is as under:

"After having perused the documents/details produced by the Project proponent, besides observing the details during site inspection of the Project, the sub-committee arrives at the conclusion that the proposal made for Environment Clearance is well within falls well within the scope and meaning of EIA Notification dated 14.09.2006 (Annexure- V) & Office Memorandum dated 04.10.2022, and further, at present, no violations observed as per details submitted by project proponent".

During the meeting, the committee further raised some observations to which PP submitted the reply vide letter dated 24.11.2023 alongwith an affidavit mentioning therein as under:

- That we have proposed to establish a Lithium-Ion battery cell manufacturing unit at Industrial plot no.- EP-1, Sector-20, IMT Sohna, District- Nuh, Haryana.
- That the Allotment letter and possession certificate has been obtained from HSIIDC for establishment of unit for industrial land area of 7, 20,737sqm or 178,098 acre.



- That we stated construction after obtaining Consent to Establish vide Consent no.- 843066921GSMWCTE8417281 dated 30.01.2021.
- That we have not violated MOEFCC EIA notification 14 Sept., 2006& its subsequent amendments and Office Memorandum vide F.No. 19-131/2019-IA-III dated 4th October, 2022.
- That a sub-committee has been constituted for the site visit to get the latest status of the unit. The inspection report is attached as Annexure-I.
- That the project is under construction stage and not in operation.
- That 33% of total plot area will be developed as green belt in the industrial premises in 1" phase. At the time of development of 2 phase, around 5% out of 33% green area will be developed through adopting HSIIDC green belt outside our project premises and 28% green area will be maintained in industrial premises.
- That separate ETP for treatment of trade effluent will be installed at the project site,
- That the treated effluent of ETP after achieving permissible limits as per CPCB norms. excess treated water will be discharged to HSIIDC CETP as per allotment letter condition no.- 24. Allotment letter is provided as Annexure-II.
- That the company will follow its TDK ATL global standards as may fix for the environment protections.
- That we have already obtained necessary assurances such as water, sewage from HSIIDC.
- That 2250KW solar panel will be provided at site in 1 phase. At the time of development of 2nd phase, the solar capacity can be increased.
- That a 66KV H.T. line passing through the project site.
- That no construction will be done below the 66 Tinery Technology (Ina) Pvt. Ltd
- That we have increased EMP. Revised EMP is submitted

Further, PP submitted another affidavit dated 24.11.2023 which is reproduced below:

- For our proposed project approved load is 63000 KVA at 66 KV level and because of critical load increased in Raw material warehouse. Finished goods warehouse & Dormitory for our staff our D.G. Capacity from 3 nos. of 1500 KVA ( Total-4500 KVA) to 6 Nos. of 1500 KVA ( Total capacity -9000 KVA) Changed.
- For our proposed project Solar capacity was mentioned 2250KW as its technically 2250 KWp.

**Table 2: EMP Budget**

During Construction Phase			During Operational 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)	20.0	25.0	Waste Water Management (Sewage Treatment Plant/Effluent Treatment Plant)	800.0	450.0
Garbage & Debris disposal	0.00	30.0	Solid Waste Management (Dust bins & OWC of	100.0	120.0



			capacity- 2000kg/day)		
Green Belt Development	20.0	25.0	Green Belt Development	80.0	180.0
Air, Noise, Soil, Water Monitoring	0.00	15.00	Monitoring for Air, Water, Noise & Soil	00.00	25.0
Rainwater harvesting system	100.0	80.0	Rainwater harvesting system	00.00	50.0
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20.00	10.00	DG Sets including stack height and acoustics	200.0	125.0
Medical cum First Aid facility ( providing medical room & Doctor)	20.00	40.00	Energy Saving (Solar Panel system)	80.0	50.0
Storm Water Management (temporary drains and sedimentation basin)	50.0	80.0			
<b>Total</b>	<b>230</b>	<b>305</b>	<b>Total</b>	<b>1260</b>	<b>1000 Lakhs</b>
<b>G. Total</b>	<b>2795 Lakh</b>				

Total EMP budget-Rs. 2795 lakhs

- i. Capital Cost; Rs. 1490 lakhs
- ii. Recurring Cost; Rs.1305 lakhs

**Table 3:- Raw Material Consumption [consumption @1.0 million-cell production] & Sources**

S. No.	Raw Material	Quantity	Source
1)	cathode	10.67 Tons/Day	Outside India
2)	anode	5.83 Tons/Day	Outside India
3)	Aluminium foil	0.34 Tons/Day	Outside India
4)	Anode stabilizer	0.18 Tons/Day	Outside India
5)	Copper Foil	0.85 Tons/Day	Outside India
6)	separator	2.0 Sqr/mtr	Outside India
7)	Tab Lead	2.7 Sqr/mtr	Outside India
8)	Tape	16.6 Sqr/mtr	Outside India



9)	Packing foil	0.93 Tons/Day	Outside India
10)	Mylar	0.2 Tons/Day	Outside India
11)	Ethanol	0.2 Kilo/Ltr	India
12)	Ink and Cleaning agent	0.2 Kilo/Ltr	India
13)	Glue	0.4 Kilo/Ltr	Outside India
14)	Cathode Solvent	2.58 Tons/Day	Outside India
15)	Cathode Binder	0.18 Tons/Day	Outside India
16)	Cathode Conductive Agent	0.88 Tons/Day	Outside India
17)	Anode Binder	0.10 Tons/Day	Outside India
18)	Anode Additive	0.08 Tons/Day	Outside India
19)	Dispersant	0.05Tons/Day	Outside India
20)	Separator Binder	0.13 Tons/Day	Outside India
21)	Alumina	2.45Tons/Day	Outside India
22)	Electrolyte	4.0 Tons/Day	Outside India

A detailed discussion was held on report of sub-committee, solar power, clarification, HT Line, ETP, STP, allotment letter, green area, ZLD, details of chemicals, EMP as well as the submissions made by the PP and the documents submitted.

The reply was placed before the committee and committee considered the reply. After deliberations the Committee was of the unanimous view that this case should be recommended to the SEIAA for granting **Environmental Clearance M/s Atlbattery Technology (India) Private Limited (as per the possession certificate issued by HSIIDC vide letter No. HSIIDC/IA/20/1889 dated 09.12.2020)** 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 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.
7. 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<sub>2</sub> load by 30% if HSD is used
8. 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.
9. 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.
10. The PP shall not carry any construction above or below the Revenue Rasta and HT Line, if any
11. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
12. The PP shall not give occupation or possession before the electricity, water supply and sewage connection permitted by the competent authority.
13. 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.
14. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
15. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
16. The PP may provide electric charging stations to facilitate electric vehicle commuters.
17. The PP shall increase the capacity of STP already installed
18. The PP shall submit the time schedule of Green Area Development, plantation, STP, OWC, RWH.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.



22. The PP will not allow construction of any Category A or Category B industry in the industrial estate.
23. The individual industrial plot exceeds the BUA of 1,50,000 sqms shall obtain environmental clearance as per MoEF&CC OM dated 04.10.2022.
24. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. 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 **237834.21 sqm (@33 % of total plot area)** shall be provided for green area development.
25. **178 Rain Water harvesting will be done through recharging pits** and rain water shall be collected and reused.
26. **The PP shall provide 2250KWp of Solar power**
27. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.

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

- [1] The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority for ground coverage, FAR and should be in accordance with zoning plan approved by Competent Authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- [2] The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc as per National Building Code including protection measures from lightening etc.
- [3] The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
- [4] The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- [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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
  6. Sand, murrum, 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 neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
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

**281.11 EC for construction of IT Park project (Bhagat Steel) at 12/4, Delhi Mathura Road, Village Sarai Khawaja, Faridabad, Haryana by M/s Crown Realtech Private Limited**

**Project Proponent : Sh.Pawan Kumar Makhija**  
**Consultant : Ind Tech House Consult**

The Project Proponent submitted online Proposal SIA/HR/INFRA2/448608/2023 dated 12.10.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.611806 dated 09.10.2023.

The case was taken up in 281<sup>st</sup> meeting held on 24.11.2023. The PP alongwith the consultant appeared before the Committee and presented their case. After discussion, following observations were raised by the Committee:

1. The PP shall submit comparative table of salient features of earlier EC obtained, the proposal made in this application and difference between them.



2. The PP shall submit Wildlife Activity Plan.
3. The PP shall submit affidavit to the effect that agreement has been made with an STP regarding fulfilment of demand of excess water for the project during construction phase.
4. The PP shall submit results of baseline study/data and results of samples taken within boundary the project.
5. The PP shall submit Forest NoC as observed by SEIAA.
6. The PP shall submit the status of construction done after expiry of EC alongwith geo-tagged photographs.
7. Since the case has been given through **NCLT**, therefore, complete details and chronology of the order be given before the issuance of final order by **NCLT**.
8. The PP shall submit the detail of green achieved and proposed vide this application alongwith geo-tagging as well as time schedule.
9. The PP shall submit status of RWH alongwith numbers of RWH required for the project.
10. The PP shall submit procurement and installation of STP.
11. The PP shall enhance solar power capacity of the project as per possibility.
12. The PP shall clarify issue of name change of the project alongwith approval.

The PP shall submit reply of above observations within 15 days and thereafter, case shall be taken up in SEAC meeting.

**281.12 EC for Commercial Complex "JMD The Regent" at village Nangli Umarpur, Sector-62, Gurugram, Haryana by M/s JMD Limited**

**Project Proponent : Sh. Rajpal  
Consultant : Not Present**

The Project Proponent submitted online Proposal No.SIA/HR/NCP/28642/2018 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No. 147056 dated 01.12.2022.

The case was taken up in 261<sup>st</sup> meeting held on 28.02.2023. The sub-committee submitted the site inspection report during the meeting. The report was circulated to all members present in the meeting.

In its site visit report, the sub-committee concluded that the sub-committee has the view that the construction at project site begun without obtaining EC for a building plan approved initially on 30 Mach 2010 for a total built up area of 22894.619m<sup>2</sup> which include G+6 floor construction approval for both Block A and Block B. The PP continued the construction of both Block A and Block B.

The sub-committee further observed that from the satellite images as viewed on Google Earth (Annexure-III) that the PP raised the building structure of Block A up to G+7 floors upto 2014-15 which is against the approved building plan of 2010 where construction of G+6



floor for Block A was approved. In this regard, the PP need to provide a clarification also on the construction area details of the basement of Block A done till 2014-15 which was altered in the later building plans. It has also been observed by the sub-committee that at present there is no STP installed. The status of STP installation need to be submitted by the PP as Block B is operational. The current status of tree plantation, schedule of further tree plantation as per the plan of the project needs to be submitted by the PP.

After detailed discussion, the committee decided to send the case to SEIAA with the recommendation that the request of project proponent for withdrawal of ToR under violation category be rejected as the project is under violation category of environment clearance.

The case was taken up in 165<sup>th</sup> Meeting of SEIAA held on 05.09.2023. Upon perusing the relevant record and details placed on file, besides considering the recommendations of the Expert Appraisal Committee (SEAC), Report of the Sub-committee dated 21.07.2023 having observations of Senior Town Planner, office of the Town & Country Planning Department, Haryana; the Authority observed apparent & discernable contradictions, therefore, the Authority decided to refer back the case to the Expert Appraisal Committee (SEAC) for comments and views on the reports placed on the file.

The case was taken up in 277<sup>th</sup> meeting held on 04.10.2023. During the meeting, it was decided that report of committee consisting of Member Secretary, SEIAA, Member Secretary, HSPCB/through representative and concerned RO, HSPCB (to assist the sub-committee) formed by SEIAA vide letter dated 12.04.2023, be circulated to all members of SEAC including members of sub-committee consisting of Dr.Vivek Saxena, Member, SEAC and Dr.Sandeep Gupta, Member, SEAC (which was also constituted by SEIAA vide letter dated 19.12.2022) to give their comments/reports as their report is discernable contradictions to the report submitted by the above referred committee. The Member Secretary, SEIAA has also sought report on this issue vide letter dated 03.08.2023 from Senior Town Planner/District Town Planner, Gurugram. The Senior Town Planner, Gurugram, submitted their report alongwith enclosures to Member Secretary, SEIAA vide letter dated 07.08.2023.

After due deliberation, the committee decided to circulate both the reports report to all members of SEAC as well as Dr.Vivek Saxena, Member, SEAC and Dr.Sandeep Gupta, Member, SEAC (which was also constituted by SEIAA) to give their comments/report as there are contradictions in their report and the report of Senior Town Planner, Gurugram. The case shall be taken up for discussion in next meeting of SEAC.

The case was taken up in 279<sup>th</sup> meeting of SEAC held on 27.10.2023. However, the case was deferred on request of PP.



The case was taken up in 281<sup>st</sup> meeting held on 24.11.2023. The case was discussed in the meeting and the committee decided that Dr.Vivek Saxena, Member, SEAC and Dr.Sandeep Gupta, Member, SEAC (which was constituted by SEIAA) shall give their comments/report as there are contradictions in their site visit report and the report of Senior Town Planner, Gurugram. The case shall be taken up in next meeting of SEAC for discussion on the comments and report to be submitted by Dr.Vivek Saxena, Member, SEAC and Dr. Sandeep Gupta, Member, SEAC in the next meeting of SEAC.

**281.13 EC for Expansion of Proposed Mixed land use colony under TOD policy on land measuring 15.03125 acres in sector -113, Gurgaon, Manesar Urban Complex Gurgaon, Haryana by M/s Union Buildmart Pvt. Ltd**

**Project Proponent : Sh. Satya Pal Singh**  
**Consultant : Ind Tech House Consult**

The project was submitted to the SEIAA, Haryana vide online proposal No.SIA/HR/MIS/75100/2018 dated 14.04.2022 for obtaining Environmental Clearance under Category 8(b) of EIA Notification 14.09.2006.

Earlier the case was recommended to SEIAA for grant of EC in 244<sup>th</sup> Meeting of SEAC. However the case was referred back by SEIAA in its 144<sup>th</sup> meeting with some observations.

Thereafter, the case was taken up during 247<sup>th</sup> meeting of SEAC. The PP submitted the reply of observations raised by SEIAA.

The committee discussed the reply and after deliberation, decided to recommend the case to SEIAA for granting EC to the project after incorporating the reply of observations of SEIAA on the relevant conditions. The rest of the conditions shall remain same as conveyed earlier vide 244<sup>th</sup> meeting of SEAC, Haryana.

The recommendations of SEAC were considered during 146<sup>th</sup> meeting of SEIAA held on 20.09.2022. After detailed discussions and examination of facts on record; it reveals that the excavation has been done on the REVENUE RASTA AND EXPANSION PART ALSO by the project proponent.

Therefore, Authority decided to constitute a sub-committee consisting of Sh. V. K. Gupta, Chairman, SEAC and Shri R. Baskar, Expert Member of SEIAA to visit the site and submit report in regard to actual status of the construction/project. Regional Officer, Gurugram (South) will assist the committee. The Sub-Committee submitted the report dated 07.02.2023 and sent to SEIAA after discussion by SEAC.



SEIAA taken up the case in 153<sup>rd</sup> meeting and again referred back the case to SEAC with the observation that clear cut status of Green Area to be developed by the Project Proponent in this Case, requires relevant elucidation.

Thereafter, the case was taken up in 266<sup>th</sup> meeting held on 28.04.2023. However, PP vide letter dated 28.04.2023 submitted that they have submitted application for ROW permission to concerned authority and application is under process with Municipal Corporation, Gurugram. Further the case was deferred on request of PP.

The case was taken up in 276<sup>th</sup> meeting held on 07.09.2023. PP submitted the reply of the observations raised by SEIAA in its 153<sup>rd</sup> Meeting. It was submitted by PP that application for crossing the revenue rasta has been moved and they are in process to purchase the said Revenue Rasta for which estimated cost of **Rs.2,83,57,896/- (Rupees Two Crore Eighty Three Lakh Fifty Seven Thousand Eight Hundred Ninety Six)** has also been deposited with the concerned authority. They have further submitted detail of both the ECs. They further submitted that they have proposed **12274.3 Sqm. (20.24%)** green area for development.

A discussion was held on the submissions made by the PP. The case is recommended to SEIAA on the basis of site visit report dated 07.02.2023 submitted by the sub-committee constituted by SEIAA as per the facts available at site and accordingly after discussing the site visit report in the 247<sup>th</sup> meeting of SEAC, it was decided by the committee that case be recommended to SEIAA for granting of EC to the project after incorporating the reply of observations of SEIAA on the relevant conditions.

Further, the committee was of the view that a nominal appropriate penalty may be imposed by SEIAA on the PP keeping in view the report of sub-committee for damaging the revenue rasta at project site by the PP before depositing amount referred above and final permission from competent authority under Environment (Protection) Act, 1986 and further amended from time-to-time. The rest of the conditions shall remain same as conveyed earlier vide 244<sup>th</sup> meeting of SEAC, Haryana held on 09.07.2022.

The case was Referred back by SEIAA in its 166<sup>th</sup> meeting with the following observations:

1. Whereas, the Appraisal Committee in their recommendation mentioned that Rs. 2.85 Crore on account of purchase of Government Land has been deposited by the Project Proponent, but no documentary evidence / proof in this regard has been placed on the file.
2. Project Proponent has to ensure that cost of the Government Land (as per the Government Policy) has to be deposited with the concerned Department, before approaching the Authority.
3. The Appraisal Committee is required to give a clear cut commentary and recommendations after perusal of the issue pertaining to re-shuffling of land between the two different projects / entity i.e. M/s Union Buildmart Pvt. Ltd. and



M/s Vibrant Infratech Pvt. Ltd. It is re-emphasized that recommendations on this issue are thoroughly examined and verified within the scope of EIA Notification dated 14.09.2006 and relevant Government Policies.

4. The Appraisal Committee is required to ensure that recommendations made are "only" after satisfying themselves in regard to the documents/details placed on the record.

The case was taken up in 281<sup>st</sup> meeting held on 24.11.2023. The PP alongwith consultant appeared before the committee and presented their case.

S. No.	Observation	Reply
1	Whereas, the Appraisal Committee in their recommendation mentioned that Rs. 2.85 Crore on account of purchase of Government Land has been deposited by the Project Proponent, but no documentary evidence / proof in this regard has been placed on the file	<p>In the SEAC meeting dated 07.09.2023, we had submitted affidavit stating that: <b><i>"We have applied for crossing of services through revenue rasta on 04.09.2023 for which we have already deposited fee. A copy of receipt for the same is attached as Annexure-1. The estimated cost of revenue rasta is Rs. 28357896/ and we are in process of purchasing the same."</i></b></p> <p>At present Permission of construction of 6-meter-wide fire tender path on ground level and crossing of services i.e. Sewer, Storm water drainage, Water supply, Fiber Cables, Electric Cables, etc. with pathway/ driveway through the land bearing no. 123min area (OK-17M) 2 Karam wide revenue rasta acquired by HSVP vide award no. 66 dated 23.12.2009 bearing rasta no. 123min falling in the revenue estate of village Chauma, Sector 113 has been obtained vide memo no. 249900 dated 21.11.2023. A Copy of the permission for Crossing of services is attached as <b>Annexure 1</b>.</p>
2	Project Proponent has to ensure that cost of the Government Land (as per the Government Policy) has to be deposited with the concerned Department, before approaching the Authority	<p>Permission of construction of 6-meter-wide fire tender path on ground level and crossing of services i.e. Sewer, Storm water drainage, Water supply, Fiber Cables, Electric Cables, etc. with pathway/ driveway through the land bearing no. 123min area (OK-17M) 2 Karam wide revenue rasta acquired by HSVP vide award no. 66 dated 23.12.2009 bearing rasta no. 123min falling in the revenue estate of village Chauma, Sector 113 has been obtained vide memo no. 249900 dated 21.11.2023. A Copy of the permission for Crossing of services is attached as <b>Annexure 1</b>.</p>



3.	The Appraisal Committee is required to give a clear cut commentary and recommendations after perusal of the issue pertaining to re-shuffling of land between the two different projects / entity i.e. M/s Union Buildmart Pvt. Ltd. and M/s Vibrant Infratech Pvt. Ltd. It is re-emphasized that recommendations on this issue are thoroughly examined and verified within the scope of EIA Notification dated 14.09.2006 and relevant Government Policies	After re-shuffling of land between the two different projects i.e. M/s Union Buildmart Pvt. Ltd. and M/s Vibrant Infratech Pvt. Ltd , we had applied for environment clearance for both projects as per licenses.																												
		<table border="1"> <thead> <tr> <th colspan="2">M/s Union Buildmart Pvt. Ltd</th> <th colspan="2">M/S Vibrant Infratech Pvt. Ltd.</th> </tr> </thead> <tbody> <tr> <td>EC Area</td> <td>13.23 Acres</td> <td>EC Area</td> <td>16.29 Acres</td> </tr> <tr> <td>Exchange area from Vibrant</td> <td>5.47 Acres</td> <td>Exchange area from Union</td> <td>2.74 Acres</td> </tr> <tr> <td>Exchange area to Vibrant</td> <td>2.74 Acres</td> <td>Exchange area to Union</td> <td>5.74 Acres</td> </tr> <tr> <td>Area under 150m road</td> <td>1.09375 Acres</td> <td>Area under 150m road</td> <td>3.06 Acres</td> </tr> <tr> <td>Area under 24m road</td> <td>0.1063 Acres</td> <td></td> <td>-</td> </tr> <tr> <td><b>Final area</b></td> <td><b>15.03125 Acres</b></td> <td><b>Final area</b></td> <td><b>10.228 Acres</b></td> </tr> </tbody> </table>	M/s Union Buildmart Pvt. Ltd		M/S Vibrant Infratech Pvt. Ltd.		EC Area	13.23 Acres	EC Area	16.29 Acres	Exchange area from Vibrant	5.47 Acres	Exchange area from Union	2.74 Acres	Exchange area to Vibrant	2.74 Acres	Exchange area to Union	5.74 Acres	Area under 150m road	1.09375 Acres	Area under 150m road	3.06 Acres	Area under 24m road	0.1063 Acres		-	<b>Final area</b>	<b>15.03125 Acres</b>	<b>Final area</b>	<b>10.228 Acres</b>
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4.	The Appraisal Committee is required to ensure that recommendations made are "only" after satisfying themselves in regard to the documents/ details placed on the record.	-																												

The reply submitted by the PP was discussed during the meeting. Reply regarding Point no.1 and 2 was found appropriate to the observations of SEIAA, however, the reply regarding the point no. 3 & 4 was inappropriate and also found incomplete. The PP was directed to submit complete reply regarding point no.3 & 4 as these are interlinked to each other. The case shall be taken up as and when reply is received from PP.

**281.14 EC for Mixed Land Use colony (78% Residential Component and 22% Commercial Component) under TOD Zone over an area measuring 4.84375 acres in the revenue estate of village Ullahawas, Sector 62, Gurugram, Haryana by M/s Conscient Infrastructure Private Limited**

**Project Proponent : Sh. Mahender Kumar**  
**Consultant : Ind Tech House Consult**

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/438557/2023 dated 03.08.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 011138 dated 27.06.2023.

The case was recommended to SEIAA for grant of EC in 278<sup>th</sup> meeting. However the case has been referred back by SEIAA in its 169<sup>th</sup> meeting for justification and appropriate explanation/recommendations to the issue pointed below:



“there seems to be some errors in the basic details (including built up area) as recommended by the Project Proponent and the revised documents submitted by the Project Proponent”.

The case was taken up in 281<sup>st</sup> meeting held on 24.11.2023. PP submitted the reply dated 23.11.2023 of observations raised by SEIAA which is as under:

1. The project was submitted to the Authority, (SEIAA) vide No. SIA/HR/INFRA2/438557/2023 dated 29.07.2023 for plot area 19601.9296 sqm and built-up area 101311.204 sqm.
2. The case was taken up in 276<sup>th</sup> SEAC, Haryana meeting held on 07.09.2023. The Hon'ble committee had raised some observations in the said meeting and an ADS was generated. Point wise reply along with revised report was submitted online and in Hard Copy and the built-up area was revised to 101855.112 sqm.
3. Salient features of the project are attached below :

<b>Name of the Project: Mixed Land Use colony (78% Residential Component and 22% Commercial Component) under TOD Zone over an area measuring 4.84375 acres in the revenue estate of village Ullahawas, Sector 62, Gurugram, Haryana by M/s Conscient Infrastructure Private Limited</b>		
<b>Sr. No.</b>	<b>Particulars</b>	
<b>Online Proposal no. SIA/HR/INFRA2/438557/2023</b>		
1.	Latitude	28°24'35.71"N
2.	Longitude	77°5'25.38"E
3.	Plot Area	19601.9296
4.	Proposed Ground Coverage	8655.404 sqmt
5.	Proposed FAR	60707.073 sqmt
6.	Non FAR Area	41148.039 sqmt
7.	Total Built Up area	101855.112 sqm
8.	Total Green Area with Percentage	3921.16sqm (20.004% of plot area)
9.	Rain Water Harvesting Pits	06 Pits
10.	STP Capacity	325 KLD
11.	Total Parking	968 ECS
12.	Organic Waste Converter	01 No.
13.	Maximum Height of the Building	149.95 M
14.	Power Requirement	4158 KW
15.	Power Backup	4040 (4 X 1010) kVA
16.	Total Water Requirement	391 KLD
17.	Fresh Water Requirement	225 KLD
18.	Treated Water	166 KLD
19.	Waste Water Generated	258 KLD



20.	Solid Waste Generated	1.46 TPD	
21.	No. of towers	02 nos.	
22.	Biodegradable Waste	0.58 TPD	
23.	Basement	03	
24.	Community Centre	01	
25.	Stories	44	
26.	Dwelling Units	240 Nos. Main units	
27.	EWS Units	43 EWS	
28.	Servant Units	88	
29.	Total Cost of the project:	1143.31 crores	
30.	EMP Budget	Capital 365.7 Lakh Recurring 61.38 Lakh	
31.	Incremental Load in respect of:	i) PM <sub>2.5</sub>	0.062 ug/m <sup>3</sup>
		ii) PM <sub>10</sub>	0.104 ug/ m <sup>3</sup>
		iii) SO <sub>2</sub>	0.402 ug/ m <sup>3</sup>
		iv) NO <sub>2</sub>	1.67 ug/ m <sup>3</sup>
		v) CO	0.00096 mg/ m <sup>3</sup>
32.	Construction Phase:	i) Power Back-up	250 KVA
		ii) Water Requirement & Source	10 KLD, Water Tanker Authorized by GMDA/HSVP
		iii) STP (Modular)	Through Tanker
		iv) Anti Smog Gun	4 nos.

4. In the minutes of the 278<sup>th</sup> SEAC meeting, the built-up area, FAR and Non FAR was not as per revised report. The above mentioned had occurred due to over sightedness and the same is regretted.

After having discussion and keeping in view the documents submitted by the PP, the committee reiterated its recommendations earlier conveyed vide 278<sup>th</sup> MoM for granting EC alongwith the revised details submitted regarding the project as per the table given above.

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

**Project Proponent : Not present.**  
**Consultant : Ind Tech House Consult**



The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/446077/2023 dated 28.09.2023 for obtaining **EC for Expansion** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.048277 dated 07.09.2023. The auto ToR has been granted to the project on 18.09.2023. The PP has submitted EIA/EMP report.

The case was recommended to SEIAA for grant of EC in 279<sup>th</sup> meeting. However the case has been referred back by SEIAA in its 169<sup>th</sup> meeting with some observations:

The case was taken up in 281<sup>st</sup> meeting held on 24.11.2023. PP submitted the reply dated 23.11.2023 of observations raised by SEIAA.

S. No.	SEIAA Observation	Reply
1	Airport Authority of India vide NOC dated 22.03.2017 allowed the Height of the Building upto 146.66 Meter for the Project and whereas, the Project proponent has proposed Height of the building upto 159 meter and the same has been recommended by the Expert Appraisal Committee. Extra height, will mean more construction & more number of floors leading to larger population, leading to greater pollution load. This mismatching needs clarification and explanation both.	Earlier NOC form AAI had allowed the Height of the Building upto 146.66 Meter which was part of self-certified compliance report.  We have obtained NOC from AAI vide NOC ID no. PALM/NORTH/B/111122/725859 dated 07.12.2022 in which AAI has allowed height is 160 m height for the building.  Both NOC obtained from AAI was submitted along with EIA report However again attached as <b>Annexure 1a &amp; 1b</b> .
2	Mismatching of details in the Aravali NOC issued by the Deputy Commissioner; License issued by DTCP, Haryana; needs clarification.	Total Licensed area of the proposed project is 30.38125 Acres. (License No. 39 of 2013 area 21.1 Acres, License No. 85 of 2014 area 2.38125 Acres and License No. 166 of 2023 area 2.9 Acres) Copy of the same is attached as <b>Annexure 2a to 2c</b> and we have obtained Aravali NOC for total area is 30.70833 Acres (NOC for 27.80833 Acres obtained vide letter no. S. No. 141/M.B. dated 03/09/2013 & area for 2.9 acres obtained vide letter no. S. No. 107/M.B. dated 13/09/2023) which includes all the licensed area. Aravali NOC is attached as <b>Annexure 3</b> .

The Committee held a detailed discussion on the submission as well as information/documents provided by the PP during the meeting and found them in order.

After having discussion and keeping in view the documents submitted by the PP, the committee reiterated its recommendations earlier conveyed vide 279<sup>th</sup> MoM for granting EC.



**281.16 EC for Commercial Colony admeasuring 7.15 acres at Sector-65, Gurugram Manesar Urban Complex, Gurugram, Haryana by M/s Acreage Builders Private Limited**

**Project Proponent : Sh.Anshul**  
**Consultant : Ind Tech House Consult**

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/446975/2023 dated 05.10.2023 for obtaining EC under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.584447 dated 03.10.2023.

The case was recommended to SEIAA for grant of EC in 279<sup>th</sup> meeting. However the case has been referred back by SEIAA in its 169<sup>th</sup> meeting with some observations:

The case was taken up in 281<sup>st</sup> meeting held on 24.11.2023. PP submitted the reply dated 23.11.2023 of observations raised by SEIAA which is reproduced as under:

Sr.No.	Observation	Reply
1	That mismatch in the khasra Numbers (9//8/2/2 (3-7) and 13/1/1(1-8)) in the Aravali NOC, Forest NOC and the License issued by DTCP; needs clarification.	This is to inform that license no. 19 of 2008 was granted on 04.02.2008, Aravali NOC was thereafter granted on 30.05.2023 and Forest NOC was granted on 01.05.2023. Between 04.02.2008 and 01.05.2023 partial acquisition of land falling in khasra no 8/2 and 13/1 of Village Nangli Umarpur was done by the office of Land Acquisition Collector. Further Khasra no. 8/2 and 13/1 were divided into two parts each. At present land falling in Khasra No. 8/2/1(2K-17M) and Khasra No. 13/1/2(0K- 4M) stand acquired vide Award no 41 dated 12.08.2009 by HSVP. The compensation for the said acquisition has not been received by our company and hence the full FAR for these portions are available with Acreage Builders Private Limited. This can also be verified from the approved zoning plan dated 13.09.2023 issued by the Department of Town and Country Planning copy of which has been submitted in the EIA report. At present out of said Khasra's our Company is owner of land bearing Khasra No. 13/1/1(1K-8M) and Khasra No. 8/2/2(3K- 7M) only. Detailed explanation is provided in Annexure-1 (Colly.)
2	Revenue Rasta is passing through the project site; RoW is required for the use of Revenue Rasta.	Permission for laying of services along /across revenue rasta has been applied to HSVP. The receipt is hereby attached as e Annexure 2

After having discussion and keeping in view the documents submitted by the PP, the committee reiterated its recommendations earlier conveyed vide 279<sup>th</sup> MoM for granting EC.



**281.17 EC for Expansion of Group Housing Project "Sunbreeze" at Fazilpur, Jharsa, Badshahpur, Sector 69, Gurgaon, Haryana by M/s Unitech Ltd**

**Project Proponent : Sh. Nadeem Khan**  
**Consultant : Perfect Enviro Solutions Pvt. Ltd.**

The Project Proponent submitted online Proposal SIA/HR/INFRA2/452564/2023 dated 21.11.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 150541 dated 16.11.2023.

The case was taken up in 281<sup>st</sup> meeting held on 24.11.2023. PP presented the case before the committee. The committee discussed the case and raised following observations:

1. The PP shall submit detailed chronology of the project.
2. The PP shall submit affidavit detailing the history/background of the project.
3. The PP shall submit affidavit regarding various approvals/NoCs obtained for the project.
4. The PP shall submit revised realistic, scientific, quantified and tangible EMP.
5. The PP shall submit comparative table of salient features of earlier EC obtained, the proposal made in this application and difference between them.
6. The PP shall submit justification regarding number of basements.
7. The PP shall submit the documents clarifying the issue of different name mentioned in zoning, earlier EC and licence issued to the project.
8. The PP shall submit power mobilization plan as per observation of SEIAA.
9. The PP shall submit clarification regarding distance of the project from project site.
10. The PP shall submit the affidavit to the effect that the directions issued/mentioned in Geo-technical study have been taken into consideration while following structural design.
11. The PP shall submit affidavit to the effect that agreement has been made with an STP regarding fulfilment of demand of excess water for the project during construction phase.
12. The PP shall submit the status of construction done after expiry of EC alongwith geo-tagged photographs.
13. The PP shall submit the detail of green achieved and proposed vide this application alongwith geo-tagging as well as time schedule.
14. The PP shall submit status of RWH alongwith numbers of RWH required for the project.
15. The PP shall submit procurement and installation of STP.
16. The PP shall enhance solar power capacity of the project as per possibility.

The PP shall submit the reply of above mentioned observations within 15 days. Thereafter, the case shall be taken up in next meeting as and when the reply submitted by PP.

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