

State Environment Impact Assessment Authority (SEIAA), Haryana

Minutes of 176th Meeting of State Environment Impact Assessment Authority (SEIAA), Haryana held on 13.06.2024 at 11.00 AM, under the Chairmanship of Sh. Pranab Kishore Das, IAS (Retd.), Chairman, SEIAA, Haryana at Bay's No. 55-58, 1st Floor, Paryatan Bhawan, Sector-2, Panchkula, Haryana.

List of Participants

1. **Prof. R. Baskar,** **Expert Member, SEIAA**
FGGS School of Sciences.
IGNOU, Delhi
(Attended Meeting through "VC")
2. **Shri Pardeep Kumar, IAS** **Member Secretary, SEIAA**
Director, Environment & Climate Change
Department, Haryana

At the outset, the Chairman, State Environment Impact Assessment Authority, Haryana (SEIAA), (hereinafter refer to as, "**The Authority**"), greeted the Members and requested the Member Secretary to give a brief background of the Proposals to be placed before the Authority as "**Agenda Items (Sr. No. 01 to 20)**" for discussions in the said meeting.

"Later, the Minutes of the 175th Meeting of SEIAA held on 28.05.2024 were "**CONFIRMED**" as part of the proceedings of 176th meeting held on 13.06.2024"

<u>Meeting</u>	:	<u>176th</u>	<u>AGENDA ITEMS</u>
<u>Date</u>	:	<u>13.06.2024</u>	<u>(Sr. No. 01 to 20)</u>
<u>Time</u>	:	<u>11:00 AM</u>	

The Authority took up the following Proposals during 176th Meeting for consideration and decisions thereof:

Item No. 176.01

Correction in District Survey Report (DSR) of Palwal District, Haryana.

District Survey Report of the Palwal District was approved on 13.02.2023 in which some clerical mistakes were observed.

The Mining Officer, Palwal vide letter dated 16.10.2023 proposed corrections in the District Survey Report and submitted to the Deputy Commissioner, Palwal.

The Deputy Commissioner, Palwal vide letter dated 31.10.2023 forwarded the same to this Authority to consider the proposed corrections and incorporate these as integral part of the already approved District Survey Report of Palwal.

Thereafter, letter dated 31.10.2023 was forwarded to the State Expert Appraisal Committee, Haryana for examination and technical observations before finalization of the same.

The State Expert Appraisal Committee during its 288th meeting held on 13.03.2024 in the presence of the representative of the Mines & Geology Department thoroughly discussed the proposal and observed that on the first page of DSR, District Faridabad has been mentioned instead of Palwal; hence the file was returned to the Deputy Commissioner, Palwal for proposing necessary corrections.

The Office of Director General, Mines & Geology Department, Haryana vide letter dated 23.05.2024 has requested **to consider the proposed corrections and accept these as integral part of the already approved District Survey Report of Palwal.**

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 176th Meeting of SEIAA held on 13.06.2024. Upon perusal of the relevant record placed on the file, The Authority decided to accept and include the proposed corrections to the **District Survey Report** already approved.

Item No. 176.02

Submission of District Survey Report for sustainable sand mining for Panchkula District.

The draft DSR was received in SEIAA for examination and technical observation before finalization of the same and it was referred to SEAC which examined at in the 288th meeting held on 13.03.2024. The representative of Mines & Geology Department had also been called to attend the meeting of SEAC. Sh. Deepak Hooda, State Geologist from the office of Directorate of Mines & Geology has attended the meeting.

The representative of Mines & Geology Department stated the DSR has been prepared after following Enforcement & Monitoring Guidelines for Sand Mining, 2020 issued by the Ministry of Environment, Forest and Climate Change, GOI.

The SEAC found the DSR technically correct and it sent to the SEIAA for approval of DSR.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 176th Meeting of SEIAA held on 13.06.2024. Upon perusal of the relevant record placed on the file, the Authority decided to approved the **District Survey Report for sustainable sand mining for Panchkula.**

Item No. 176.03

Transfer of Environment Clearance in name of M/s Ishv Realtors Pvt. Ltd for Revision and Expansion of the Commercial Complex Project located at Village Pawal, Khusurpur, Sector-109, Gurugram Manesar Urban Complex, Haryana by M/s Ishv Realtors Pvt. Ltd.

The Project was submitted to the SEIAA vide online Proposal No. **SIA/HR/MIS/306378/2023** dated **09.11.2023** for **Transfer of Environment Clearance** within the scope and meaning of EIA Notification dated 14.09.2006 issued by MOEF & CC, GOI. The Project Proponent has deposited Scrutiny fee of ₹ **Rs. 2,00,000/-** vide **DD No. 556810** dated **07.11.2023** (in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021).

Facts of the case:

1. The Environment Clearance was granted by SEIAA, Haryana through PARIVESH Web Portal against Proposal No. SIA/HR/MIS/ 202703/2021 by issuing 16 digit EC Identification No. **EC22B038HR144148** dated **29.01.2022** in favour of M/s Ish Realtors Private Limited for total plot area of 15049.021 m2 and built up area of 46157.653 m2.
2. The validity of Environment Clearance (EC) granted in favour of Transferor i.e. M/s Ish Realtors Pvt. Ltd by SEIAA, Haryana vide EC Identification No. **EC22B038HR144148** dated **29.01.2022** is **valid upto 28.01.2032** in accordance with the MoEF & CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022.
3. License No. **24 of 2011** dated **24.03.2011** was granted by DTCP, Haryana in favour of M/s Ish Realtors Pvt. Ltd. for Expansion of above mentioned Commercial Complex Project.
4. Further, the said License as well as Change of Developer had been transferred in the name of M/s Ishv Realtors Pvt. Ltd by DTCP, Haryana vide its Order No. LC-1813-PA(VA)/2023/7368 dated 13.03.2023.
5. The Project Proponent has submitted an undertaking that M/s Ishv Realtors Pvt. Ltd will comply with all the terms and conditions of Environment Clearance (EC) vide letter No. EC22B038HR144148 dated 29.01.2022, which was granted to M/s Ish Realtors Pvt. Ltd for the Revision & Expansion of Commercial Complex Project of land measuring 3.7187 acres at Village Pawal, Khusurpur, Sector 109, Gurugram Manesar Urban Complex, Haryana.
6. NOC from the Transferor has been submitted stating therein that there is no change in the ownership and directors; therefore, the No Objection Certificate (from the Transferor) is not applicable.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 172nd Meeting of SEIAA held on 09.05.2024. The project proponent did not turn-up for decision and Authority decided to defer this case.

The case was again taken up during the 176th Meeting of SEIAA held on 13.06.2024. Upon perusal of the relevant record placed on the file, it was noted that the name of the developer has been changed to M/s Ishv Realtors Pvt. Ltd by DTCP, Haryana vide its Order No. LC-1813-PA(VA)/2023/7368 dated 13.03.2023 on the basis of the change approved by the ROC from M/s Ish Realtors Private limited to M/s Ishv Realtors Private limited.

After deliberations, the Authority decided to change of the name of developer in the EC Identification No. **EC22B038HR144148** dated **29.01.2022** from the original project proponent **M/s Ish Realtors Private limited to M/s Ishv Realtors Private Limited**, whereas all other contents and conditions mentioned in the Environment Clearance will remain the same.

Item No. 176.04

Transfer of Environment Clearance for Revision and Expansion of IT-Park Project at Village-Tikri, Sector-48, Gurugram, Haryana by M/s Titan Infracon LLP.

The Project was submitted to the SEIAA vide online Proposal No. SIA/HR/INFRA2/458113/2024 dated 09.01.2024 for obtaining **Transfer of Environment Clearance** under **Category 8(a)** within the scope and meaning of EIA Notification dated 14.09.2006 issued by MOEF & CC, GOI. The Project Proponent has deposited Scrutiny fee of ₹ 2,00,000/- vide DD No. 024473 dated 12.01.2024 (in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021).

Appraisal & Recommendations of SEAC:

The case was taken up in 287th meeting held on 27.02.2024. The PP presented the case before the committee. The committee discussed the case and raised some observation to which PP replied vide letter dated 27.02.2024 alongwith an affidavit.

After detailed discussion, the committee found the documents submitted by PP, in order and decided to recommend the proposal to SEIAA for **Transfer of EC from M/s Parsvnath Developers Ltd. To M/s Titan Infracon LLP** whereas all other contents and conditions mentioned in the Environment Clearance will remain same.

Facts of the case:

The matter for Transfer of EC has been examined in the light of Para (11) of EIA Notification dated 14.09.2006 and observed that:-

1. The validity of Environment Clearance (EC) granted **in favour of Transferor i.e. M/s Parsvnath Developers Ltd., IT-Park Project at Village-Tikri, Sector-48, Gurugram, Haryana** by SEIAA, Haryana vide letter No. SEIAA/HR/2020/56 dated 03.02.2020 is valid upto 02.02.2030, in accordance with the MoEF & CC, GoI Notification No. S.O.1807 (E), dated the 12th April, 2022.
2. The **Transferee i.e. M/s Titan Infracon LLP** has submitted an undertaking that they will comply with all the terms and conditions of Environment Clearance (EC) vide letter No. SEIAA/HR/2020/56 dated 03.02.2020 which was granted to **M/s Parsvnath Developers Ltd for the said IT-Park Project at Village-Tikri, Sector-48, Gurugram, Haryana.**
3. Change of name of developer has been issued from the Directorate of town & Country Planning, Haryana vide Memo No. LC-582-JE(SJ)-2021/12300 dated 20.05.2021.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 172nd Meeting of SEIAA held on 09.05.2024. The project proponent could not submit valid documents regarding transfer of EC and the Authority decided to defer this case.

The case was again taken up during the 176th Meeting of SEIAA held on 13.06.2024. The Project proponent did not turn-up for decision. After deliberation, **the Authority decided to defer this case.**

Item No. 176.05

Corrigendum in Environment Clearance in the favour of M/s One Qube Realtors Private Limited at Plot No. 422-B, Udyog Vihar, Phase-IV, Village Dundagera, Gurugram, Haryana by M/s One Qube Realtors Private Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/461141/2024** dated **06.02.2024** for obtaining **Corrigendum in Environment Clearance** under **Category 8(a)** within the scope and meaning of EIA Notification dated 14.09.2006 issued by MOEF & CC, GOI. The Project Proponent has deposited Scrutiny fee of **₹ 2,00,000/- vide DD No. 013138 dated 20.10.2023** (in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021).

Appraisal & Recommendations of SEAC:

The case was taken up in **287th meeting held on 27.02.2024**. The PP presented the case before the committee. The PP has stated that earlier EC was granted in the name of M/s Akshit Properties Ltd. Thereafter, the name of M/s Akshit Properties Limited has been changed to M/s One Qube Realtors Limited and subsequently the name of M/s One Qube Realtors Limited has been changed into M/s One Qube Realtors Pvt. Limited, therefore, the present application has been submitted for transfer of Environmental Clearance in the name of M/s One Qube Realtors Pvt. Limited.

A detailed discussion was held on the submission as well as information provided by PP during the presentation. The committee found that the documents produced by PP in their contention are in order and after due deliberation, the committee decided to recommend the case to SEIAA for issuing **Corrigendum** for changing the name of company in **EC granted from M/s One Qube Realtors Limited to M/s One Qube Realtors Pvt. Limited**.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 172nd Meeting of SEIAA held on 09.05.2024. The project proponent could not submit valid documents regarding Corrigendum for changing the name of company in EC and the Authority decided to defer this case.

The case was again taken up during the 176th Meeting of SEIAA held on 13.06.2024. Upon perusal of the relevant record placed on the file, On the basis of the Registrar of Companies vide letter dated 22.03.2022 the name of the M/s Akshit Properties Limited has been changed to M/s One Qube Realtors Limited and again change to M/s One Qube Realtors Private Limited.

After deliberations, the Authority decided to issue a **Corrigendum** for changing the name of company in EC vide No. **SEIAA/HR/2018/709 dated 13.07.2018** granted by SEIAA from **M/s One Qube Realtors Limited to M/s One Qube Realtors Private Limited**.

Item No. 176.06

EC for Group Housing Colony in the Revenue Estate of Village Badshapur & Fazilpur Jharsa, Sector 70, Manesar Urban Complex, Gurugram, Haryana by M/s Unitech Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/468476/2024** dated **06.04.2024** 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. 150646** dated **12.01.2024**.

Appraisal & Recommendations of SEAC:

The case was taken up in **290th meeting held on 18.04.2024**. The PP as well as their consultant appeared before the committee for presenting their case. During presentation, the committee raised some observations to which PP has replied vide letter dated 18.04.2024 alongwith affidavits.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** to **Unitech High Vision Projects Ltd. C/o Unitech Ltd.** (as per the License issued by DTCP vide Memo No.LC-1927-JE(VA)-2022/27023 dated **06.09.2022**) under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following details and specific & general stipulations.

Table 1 – Basic Detail

Project Name: Environmental Clearance for Group Housing Colony in revenue estate of village- Badshapur & Fazilpur Jharsa, Sector-70, Manesar Urban Complex, Gurugram, Haryana by Unitech Limited		
Sr. No.	Particulars	
1.	Online Proposal no.	SIA/HR/INFRA2/468476/2024
2.	Latitude	28°23'52.58"N
3.	Longitude	77° 1'45.11"E
4.	Plot Area	1,10,883.69 m2 (27.40 Acre)
5.	Net Plot Area	1,06,322.89 m2 (26.273 Acre)
6.	Total FAR Proposed	1,85,369.048 sqm
7.	Proposed Ground coverage	22,028.91 sqm
8.	Basement	51,343.826 sqm
9.	Other Non FAR area	10,000.000 sqm
10.	Total Built Up area	2,46,712.874 m2
11.	Total Green Area with Percentage	32,213.10 (35% of net plot area)
12.	Rain Water Harvesting	26
13.	Total Parking	2048 ECS
14.	Power Requirement	6875 KVA
15.	Power Backup	4 DG of 2700 kVA = 2x750 kVA + 2x600 kVA
16.	Total Water Requirement	908 KLD
17.	Fresh Water Requirement	612 KLD
18.	Treated water Requirement	296 KLD
19.	Wastewater Generation	700 KLD
20.	Proposed STP Capacity	1000 KLD
21.	Solid Waste Generated	4915 Kg/day
22.	OWC Capacity	2 OWC of 2500 Kg/day = (2 x 1250 Kg/day)
23.	Towers	6 Block (Including 23 towers)
24.	Convenient Shopping	1
25.	Primary School	1
26.	Nursery School	2
27.	Community Building	1
28.	EWS	1
29.	Total Population	10592
30.	Main Dwelling Unit	1360 no
31.	EWS Unit	241
32.	Domestic Servant Unit	140
33.	Max. height of building	58.450 m Max.

34.	Number of floors		(B3 + B2 + B1 + G + 18) Max
35.	Total Cost of the project:		608.35 Cr
36.	EMP Cost/Budget		Rs. 1194 Lakh
37.	Incremental Load in respect of i) PM 2.5		0.02007 µg/m³
	ii) PM 10		0.0345 µg/m³
	iii) SO ₂		0.08026 µg/m³
	iv) NO ₂		0.03209 µg/m³
	v) CO		0.0000088 mg/m³
38.	Construction Phase:	i. Power Back-up	1x 500 kVA
		ii. Water Requirement & Source	10 LD (STP treated water)
		ii. STP (Modular)	5 KLD
		iv. Anti-Smoke Gun	1 Nos

Table 2 – EMP Details

During Construction Phase			During Operational Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	20.00	2.00	Waste Water Management (Sewage Treatment Plant)	200.00	150.00
Garbage & Debris disposal	5.00	2.00	Solid Waste Management (Dust bins & OWC)	50.00	200.00
Green Belt Development	10.00	5.00	Green Belt Development	80.00	72.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.0	10.00
Rainwater harvesting system	200.00	10.00	Rainwater harvesting system	0.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20.00	1.00	DG Sets including stack height and acoustics	40.00	10.00
Medical cum First Aid facility (providing medical room & Doctor)	2.00	10.00	Energy Saving (Solar Panel system)	40.00	10.00
Storm Water Management (temporary drains and sedimentation basin)	20.00	10.00			
Total	277.00	45.00	Total	410.00	462.00

A. Specific Conditions

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

of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time

9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
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 is required to plant 10 times trees at the project site and compensatory tree plantation will be done @ 1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 32,213.10 (35% of net plot area) shall be provided for green area development.**
23. **26 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
24. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
25. **The PP shall increase solar panel capacity from 40 KW to 70 KW**
26. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statuary Conditions

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

9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I. Air Quality Monitoring and Preservation

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

II. Water Quality Monitoring and Preservation

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

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

III. Noise Monitoring and Prevention

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

IV. Energy Conservation Measures

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

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

V. Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 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 share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X. Miscellaneous

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

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was lastly 173rd meeting of SEIAA held on 16.05.2024. The Project proponent presented the case before the Authority, during meeting the Authority decided to defer this case with some observations.

The case was again taken up during the 176th Meeting of SEIAA held on 13.06.2024. The project proponent submitted the reply vide through email dated 20.05.2024 to the observation raised by SEIAA in 173rd Meeting the reply was considered and the Authority also considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant **Environmental Clearance to Unitech High Vision Projects Ltd. C/o Unitech Ltd.** (as per the License issued by DTCP vide Memo No.LC-1927-JE(VA)-2022/27023 dated 06.09.2022) as per EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with these additional conditions **within one month: -**

1. Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.
2. The Project proponent will also undertake mitigation measures during the construction period to control dust pollution.
3. That Project Proponent should submit revised green area plan so as to maintain 60 % of the green area as block plantation in the project site.
4. The Project proponent will submit Storm water drainage master plan.
5. The Project proponent will submit Rollout plan.

Item No. 176.07

Amendment in Environment Clearance for Group Housing “Casa Bella” at village Shikhopur and Sihi at Sector-82 & 83, Gurgaon, Haryana by M/s Mapsko Builders Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/456346/2023 for obtaining **Amendment in 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.500639 dated 07.12.2023**.

Appraisal & Recommendations of SEAC:

The case was taken up in 284th meeting held on 05.01.2024. PP presented the case before the committee. After discussion, the committee raised some observations. The PP replied to the observations in form of affidavit.

The committee discussed the matter and recommended the amendment/modification in earlier Environment Clearance issued to the project vide no. SEIAA/HR/09/1268 dated 04.12.2009 as per above project details and all other contents and conditions mentioned in the Environment Clearance will remain same.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was lastly 174th meeting of SEIAA held on 24.05.2019. The Authority decided to defer this case for want of more clarification.

The case was again taken up during the 176th Meeting of SEIAA held on 13.06.2024. The Project proponent did not turn-up for decision. After deliberation, **the Authority decided to defer this case.**

Item No. 176.08

Environment Clearance for Mixed Land Use Project (90% Residential & 10% Commercial) under Transit Oriented Development Policy of DTCP, Haryana over an area measuring 16.65625 acres in the Revenue Estate of Village-Gadauli Kalan, Sector-37D, Manesar Urban Complex, District-Gurugram, Haryana by M/s Signature Global Business Park Private Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/459693/2024** dated **24.01.2024** 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. 003676** dated **13.12.2023**.

Appraisal & Recommendations of SEAC:

The case was taken up in **286th** meeting held on **07.02.2024**. The PP alongwith consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated 08.02.2024 alongwith an affidavit

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Signature Global Business Park Private Limited & others in collaboration with Signature Global Business Park Private Limited (as per the License issued by DTCP vide Endst No.LC-5142/Asstt(RK)/2023/37272 dated 02.11.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following details and specific & general stipulations.

Table 1 – Basic Detail

Name of the Project: EC for Mix Land Use Project (90% Residential & 10% Commercial) under Transit Oriented Development Policy of DTCP, Haryana over an area measuring 16.65625 acres in the Revenue Estate of Village-Gadauli Kalan, Sector-37D, Gurugram Manesar Urban Complex, District-Gurugram, Haryana by M/s Signature global Business Park Private Limited		
Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/459693/2024		
1.	Latitude	28°26'36.44"N
2.	Longitude	76°58'5.74"E
3.	Plot Area	67,405.452 m2 (16.6566 Acres)
4.	Proposed Ground Coverage	36,249.174m2
5.	Proposed FAR	213492.333 m2
6.	Non FAR Area	1,73,309.709m2
7.	Total Built Up area	3,86,802.042 m2
8.	Total Green Area with Percentage	13,481.09 m² (20% of the plot area)
9.	Rainwater Harvesting Tanks (with capacity)	3 no. of tank is proposed of 980 KL capacity
10.	STP Capacity	740 KLD
11.	Total Parking	3,357 ECS
12.	Maximum Height of Building	154.15 M
13.	Power Requirement	8,512.2 kW
14.	No. of DG set	6 DG sets of total capacity 8000 kVA (2 Nos. of 1,000 kVA & 4 Nos. of 1,500 kVA)
15.	Total Water Requirement	816 KLD
16.	Fresh Water Requirement	557 KLD
17.	Domestic Water Requirement	714 KLD
18.	Treated water	548 KLD
19.	Waste Water Generated	609 KLD
20.	Solid Waste Generated	4,484 kg/day
21.	Biodegradable Waste	2690.4 kg/day
22.	Organic Waste Converter	2
23.	Number of Towers	8
24.	Basement	2
25.	Dwelling unit	992

26.	EWS units	178
27.	Penthouse	16
28.	Stories	Tower 1 (2B + G + 24 Floors) Tower-2(2B + G + 27 floors) Tower- 3 (2B + G + 30 floors) Tower-4 (2B + G + 33 floors) Tower-5(2B + G + 37 floors) Tower-6 (2B + G + 35 floors) Tower-7 (2B + G + 32 floors) Tower-8 (2B + G + 30 floors)
29.	R+U Value of Material used (Glass)	2.67 W/m ² deg C
30.	Total Cost of the project:	173417 lakh
31.	EMP Budget	Capital Cost 1588 Lakhs Recurring Cost 122.5 Lakhs
32.	Incremental Load in respect of:	i) PM _{2.5} 0.01 µg/m ³ ii) PM ₁₀ 0.02 µg/m ³ iii) SO ₂ 0.01 µg/m ³ iv) NO ₂ 0.4 µg/m ³ v) CO 0.09 µg/m ³
33.	Status of Construction	No Construction is done at the project site
34.	Construction Phase:	i) Power Back-up 100 kVA ii) Water Requirement & Source 100 ML & Private water tankers iii) STP (Modular) 1 iv) Anti-Smoke Gun 1

Table 2 – EMP Details

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	336	50
Rain Water Harvesting System	64	20
Solid Waste Management	20	5
Environmental Monitoring	6	9
Green Area/ Landscape Area	600	4
Others (Energy saving System, miscellaneous)	256	20
Sub-Total	1282	108
CER		
Plantation in nearby School	30	
Drinking Water facilities in nearby schools	15	
Arrangement of Medical Camp	15	
Renovation work of School Near by Village	80	
Distribution of School Bags/Uniform/ and accessories	25	
Road and Others Infra development in School/Village	50	
Training/Promotion of Green Buildings technology /Environment Monitoring and Sustainability	20	
Total	1517	

TOTAL EMP BUDGET		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
During Construction Phase	71	14.5
During Operation Phase	1517	108
TOTAL	1588	122.5

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 PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. 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.
5. 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.
6. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
7. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
8. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used
9. The PP shall install electric charging points for charging of electric vehicles.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
13. The PP shall not carry any construction below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
16. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
19. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @ 1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **13,481.09 m² (20% of the plot area)** shall be provided for green area development.
24. **03 Rain Water tanks** shall be provided for ground water recharging as per the CGWB norms.
25. **The PP shall provide solar power as per HAREDA norms**
26. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
27. The PP shall register themselves on <https://dustapphspcb.com> portal as per the [Direction No. 14 dated 11.06.2021](#) issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statuary Conditions

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

I. Air Quality Monitoring and Preservation

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

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

II. Water Quality Monitoring and Preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local bye law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for use. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii. All recharge should be limited to shallow aquifer.
- xiv. No ground water shall be used during construction phase of the project.
- xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III. Noise Monitoring and Prevention

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

IV. Energy Conservation Measures

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

V. Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 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 share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

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

X. Miscellaneous

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

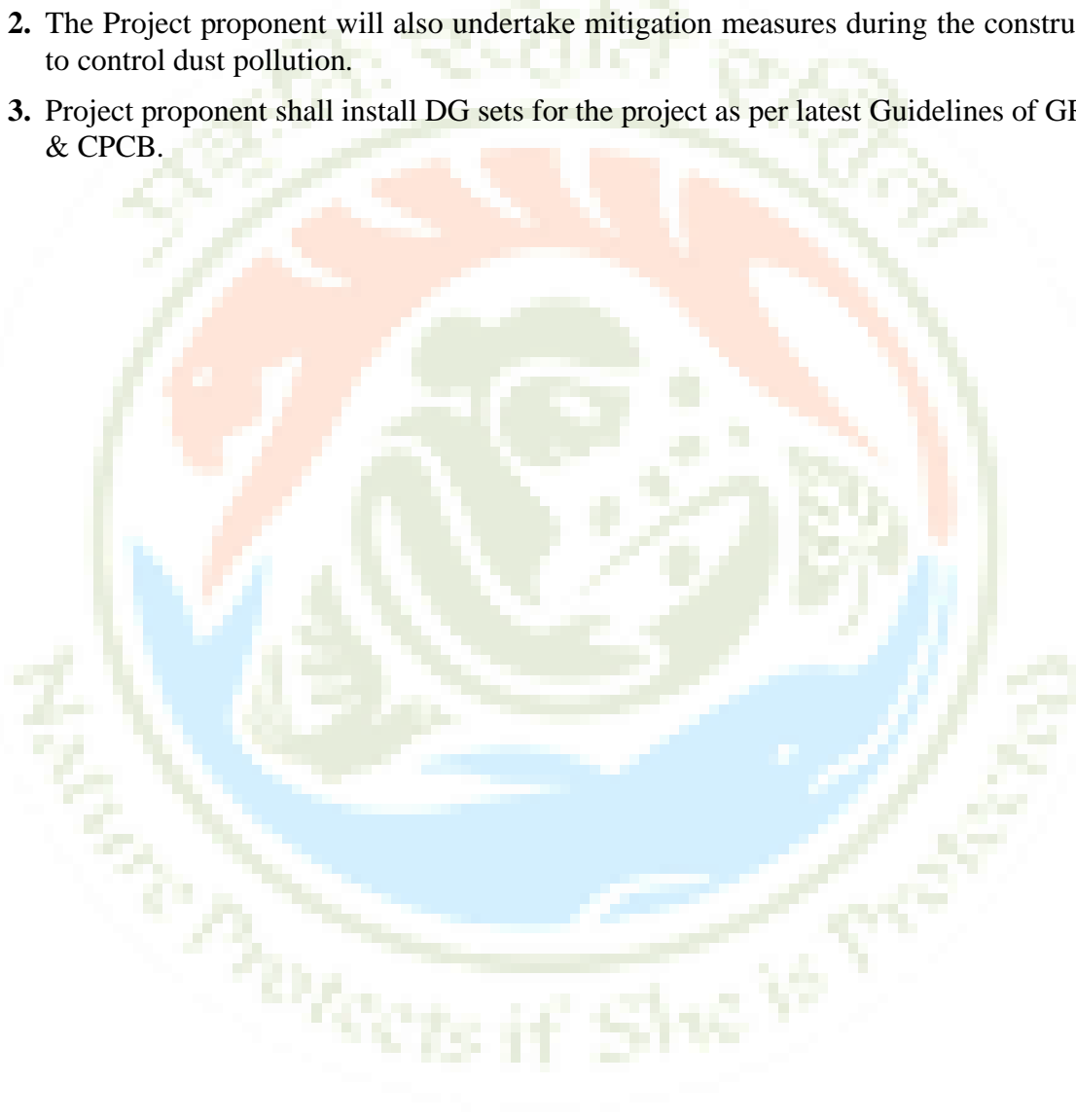
The case was taken up during the 174th Meeting of SEIAA held on 24.05.2024 and the Authority decided to defer this case for hearing on the next meeting.

The case was again taken up during the 176th Meeting of SEIAA held on 13.06.2024. The Project proponent presented the case before the Authority and the Authority discussed the case and sought

some clarifications regarding pending litigation regarding the project about which the Regional Officer, HSPCB had submitted report on **29.05.2024**.

After detailed deliberation, The Authority, considering the report and the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant **Environmental Clearance** to **Signature Global Business Park Private Limited & Fantabulous Town Developers Pvt. Ltd in collaboration with Signature Global Business Park Private Limited** (as per the License issued by DTCP vide Endst No.LC-5142/Asstt (RK)/2023/37272 dated 02.11.2023) under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with these additional conditions:-

1. That Project Proponent shall submit **within one month** revised green area plan so as to maintain 60% of the green area as block plantation in the project site.
2. The Project proponent will also undertake mitigation measures during the construction period to control dust pollution.
3. Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.



Item No. 175.09

Environment Clearance for Expansion of IT Park/Cyber Park project at Sector-66, Village Maidawas, Gurugram, Haryana by M/s Advance India Projects Limited

The Project Proponent submitted online Proposal SIA/HR/INFRA2/449943/2023 dated 28.11.2023 for obtaining **Environment Clearance for Expansion** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs.2,00,000/- vide DD No.001557 dated 12.09.2023.**

Appraisal & Recommendations of SEAC:

The case was taken up in 283rd, 286th & 287th meeting of SEAC, Haryana and the case was deferred on request of PP. The case was again taken up in **289th meeting held on 29.03.2024.** The committee discussed the case and raised some observations to which PP replied vide letter dated 29.03.2024 alongwith an affidavit dated 29.03.2024

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Advance India Project Ltd (as per license issued by DTCP vide Memo No. LC-2403-JE(VA)-2022/18694 dated 04.07.2022)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following details and specific & general stipulations.

Table 1 – Basic Detail

Name of the Project: Expansion of IT Park/ Cyber Park named as “AIPL AUTOGRAPH” at Sector-66, Village- Maidawas, Gurugram by M/s Advance India Projects Limited

Sr.No	Particulars	As per earlier EC	Expansion	Total (in M ²)
1.	Online Project Proposal Number	SIA/HR/INFRA2/449943/2023		
2.	Latitude	28° 23' 50.809" N	--	28° 23' 50.809" N
3.	Longitude	77° 3' 41.590" E	--	77° 3' 41.590" E
4.	Plot Area	24,837.542	--	24,837.542
5.	Proposed Ground Coverage	8,987.682	--	8,987.682
6.	Proposed FAR	64,077.162	60,358.92	1,24,436.085
7.	Non FAR Area	74,177.970	27,515.69	1,01,693.658
8.	Total Built Up area	1,38,255.130	87,874.61	2,26,129.743
9.	Total Green Area with Percentage (25.12% of site area)	6,239.65	--	6,239.65
10.	Rain Water Harvesting Pits	7	--	7
11.	STP Capacity (KLD)	200	450	650
12.	Total Parking ECS	1,831	-33	1,798
13.	Organic Waste Converter (Kg/day)	Total 2 nos. of Organic waste converters of capacity 750 (1×500+1×250)	1750	Total 2 nos. of Organic waste converters of capacity 2500 (2×1250)
14.	Maximum Height of the Building	71.00	33.25	104.25
15.	Power Requirement (KW)	6447	1053	7500
16.	Power Backup	4 Nos. of DG Set (4x1600 KVA)	4600	6 Nos. of DG Set of total capacity of 1000 KVA (4x 2000 KVA+2x 1500 KVA)
17.	Population	7572	5942	13514
18.	Total Water Requirement (KLD)	300	392	692
19.	Fresh Water Requirement(KLD)	103	213	316
20.	Treated Water (KLD)	197	179	376
21.	Waste Water Generated (KLD)	185	327	512
22.	Solid Waste Generated (Kg/day)	1104	2736	3840
23.	Biodegradable Waste (Kg/day)	662	1642	2304
24.	Number of Towers	3 wings	--	3 wings

25.	Basement (nos.)	4	--	4
26.	Stories	G+13 F	+10F	G+23 F
27.	R+U Value of Material used (Gla	U Value-1.6 W/sqm. K SHGC: 0.27	--	U Value-1.6 W/sqm. K SHGC: 0.27
28.	Total Cost of the project: (In Cro	Rs. 462.51	Rs.162.47	Rs.624.98
29.	EMP Budget (in Lakhs)	Rs. 601	Rs.770	Rs.1371
30.	Incremental Load in respect of:			
	PM 2.5	0.0197	0.03789	0.5759 $\mu\text{g}/\text{m}^3$
	PM 10	0.03377	0.07554	0.10931 $\mu\text{g}/\text{m}^3$
	SO ₂	0.09007	1.46128	1.55135 $\mu\text{g}/\text{m}^3$
	NO ₂	0.11258	1.91842	1.31 $\mu\text{g}/\text{m}^3$
	CO	0.0000056	0.0001444	0.00015 mg/m^3
31.	Construction Phase:	i. Power Back-up ii. Water Requirement & Source iii. STP (Modular) -- iv. Anti-Smog Gun		
		Temporary electrical connection of 19 KW & 01 DG of 125 KVA Fresh water – 10 KLD for drinking & sanitation. Treated wastewater 30 KLD for construction Source: Fresh water – HUDA/GMDA Construction Water – GMDA 1 Nos. of 5 KLD 01 Nos. of Anti-smog gun		

Table 2 – Expenditure on EMP Details

Description	Expense done (Rupees) (2018 to till now)
Sanitation and Wastewater Management (Modular STP)	150
Garbage & Debris disposal	25
Green Belt Development	10
Air, Noise, Soil, Water Monitoring	5
Rainwater harvesting system (2 pits)	148
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	35
Medical cum First Aid facility (Providing medical room & Doctor	12
Storm Water Management (temporary drains and sedimentation basin)	104
Solar Panel	105
Toilet, Health	7

Table 3 –Proposed EMP Details

During Construction Phase			During Operation Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	5.00	5.00	Waste Water Management (Sewage Treatment Plant)	60.00	120.00
Garbage & Debris disposal	0.00	5.00	Solid Waste Management (Dust bins & OWC)	40.00	70.00
Green Belt Development	5.00	15.00	Green Belt Development	40.00	70.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system	15.00	20.00	Rainwater harvesting system	00.00	20.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10.00	15.00	DG Sets including stack height and acoustics	50.00	80.00

Medical cum First Aid facility (providing medical room & Doctor)	10.00	25.00	Energy Saving (Solar Panel system)	30.00	25.00
			Pond Maintenance (UID of Pond: 01-HR-GGM-SHN-0085-MAID-001)	20.00	0.00
Total	45 Lakhs	90 Lakhs	Total	240 Lakhs	395 Lakhs

A. Specific Conditions

- 1) **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
- 2) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
- 3) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- 4) The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
- 5) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- 6) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
- 7) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
- 8) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- 9) 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 SO₂ load by 30% if HSD is used
- 10) The PP shall install electric charging points for charging of electric vehicles.
- 11) 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.
- 12) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 13) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
- 14) The PP shall not carry any construction below the HT Line passing through the project, if any.
- 15) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
- 16) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
- 17) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
- 18) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
- 19) 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 ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
- 21) The PP may provide electric charging stations to facilitate electric vehicle commuters.
- 22) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.

- 23) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
- 24) The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @ 1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **6,239.65m² (25.12% of site area)** shall be provided for green area development.
- 25) **07 Rain Water tanks** shall be provided for ground water recharging as per the CGWB norms.
- 26) The PP shall adopt a Pond bearing ID No.01-HR-GGM-SHN-0085-MAID-001 for its rejuvenation and maintenance.
- 27) **The PP shall provide solar power as per HAREDA norms**
- 28) The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
- 29) The PP shall register themselves on <https://dustapphspcb.com> portal as per the [Direction No.14 dated 11.06.2021](#) issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statuary Conditions

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

I. Air Quality Monitoring and Preservation

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM₁₀ and PM_{2.5}) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height).

Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

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

II. Water Quality Monitoring and Preservation

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

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

III. Noise Monitoring and Prevention

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

IV. Energy Conservation Measures

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

V. Waste Management

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

- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 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 share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X. Miscellaneous

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

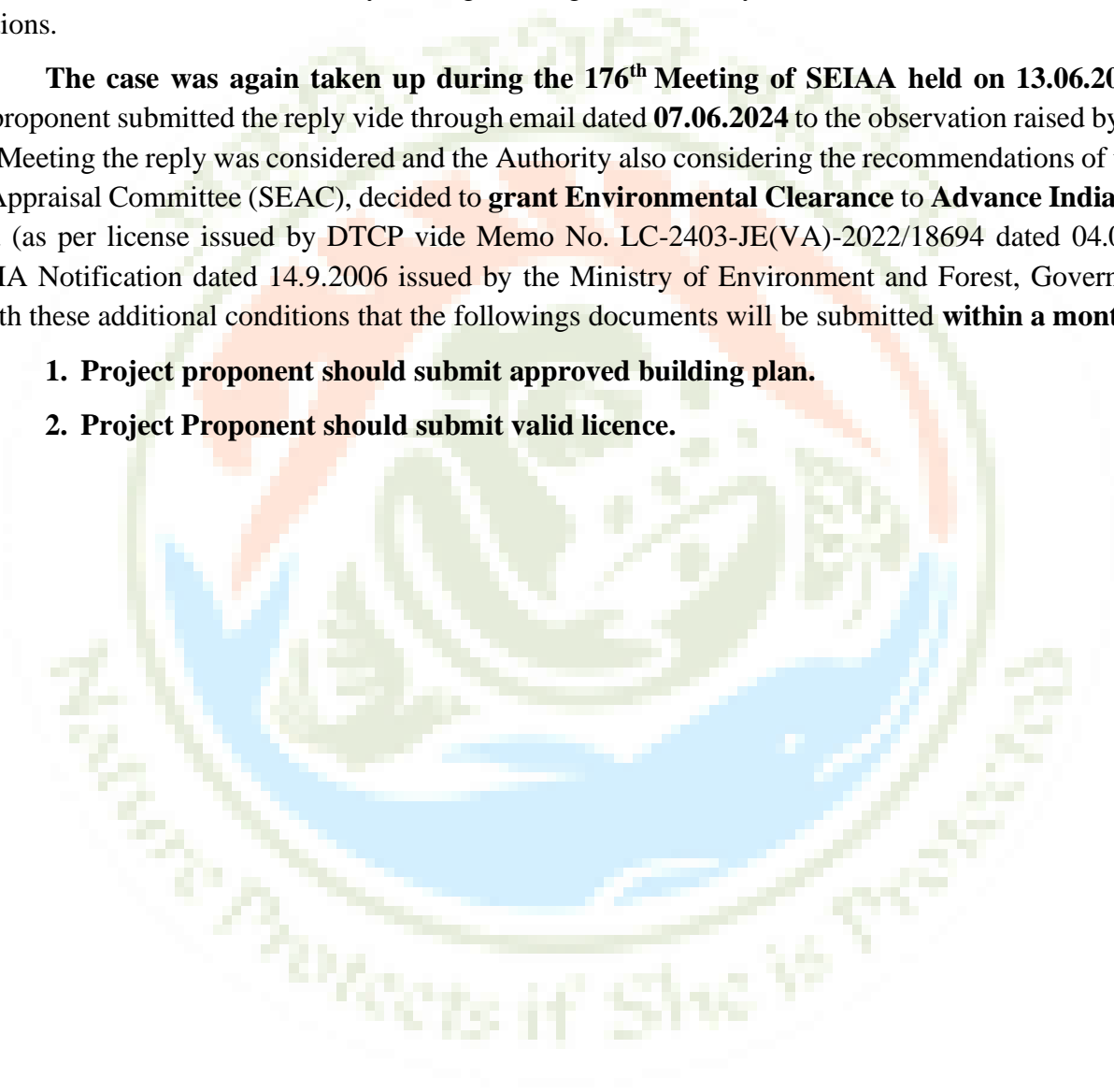
- xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvi. The above conditions shall be enforced,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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was lastly 174th meeting of SEIAA held on 24.05.2024. The Project proponent presented the case before the Authority, during meeting the Authority decided to defer this case with some observations.

The case was again taken up during the 176th Meeting of SEIAA held on 13.06.2024. The project proponent submitted the reply vide through email dated **07.06.2024** to the observation raised by SEIAA in 174th Meeting the reply was considered and the Authority also considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to **grant Environmental Clearance to Advance India Project Limited** (as per license issued by DTCP vide Memo No. LC-2403-JE(VA)-2022/18694 dated 04.07.2022) under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with these additional conditions that the followings documents will be submitted **within a month:** -

- 1. Project proponent should submit approved building plan.**
- 2. Project Proponent should submit valid licence.**



Item No. 176.10

Modification in Environment Clearance of Group Housing Project “RAISINA RESIDENCY” at Sector-59, Village-Ullahwas, Gurgaon, Haryana by M/s Standard Farms Private Limited

The Project Proponent submitted online Proposal No. SIA/HR/MIS/305339/2023 dated 05.10.2023 for obtaining **Modification in 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.008827 dated 08.09.2023.

Appraisal & Recommendations of SEAC:

The case was taken up in 280th meeting held on 08.11.2023 and 284th meeting held on 05.01.2024. The committee discussed the case and raised some observations. After that the case was taken up in **286th meeting held on 07.02.2024**. PP presented the case before the committee. After discussion, the committee raised some observations. The PP replied to the observations in form of affidavit.

The committee after discussion considered the reply and is of the unanimous view that the case is recommended to SEIAA for **granting modification** in earlier **Environmental Clearance letter no. DEH/09/SEIAA/50 issued on 01.04.2009 under EIA Notification dated 14.09.2006** whereas all other contents and conditions mentioned in the earlier issued Environment Clearance will remain same.

Brif facts of the Case

- That, Comparative statement of the project with respect to actual status is as below:

S.No.	Description	As per previous EC	As per new proposal	Difference	Unit
1.	Plot Area	47469.55	47,469.55	0	sqm
2.	Built up Area*	94203.12	1,22,293.08	28,089.96	sqm
3.	Dwelling units	355	396	41	nos.
4.	Total Water Requirement	331	367.58	36.58	KLD
5.	Fresh Water Requirement	233	175.68	-57.32	KLD
6.	Waste Water Generation	200	213.14	13.14	KLD
7.	STP Capacity	225	450 (Including 225 KLD as standby)	225.00	KLD
8.	Treated water requirement	180	191.9	11.90	KLD
9.	Solid Waste Generation	12.3	0.91	-11.39	TPD
10.	Biodegradable Waste Generation	4.92	0.36	-4.56	TPD
11.	Power Requirement	3672	4500	828.00	kva
12.	Total Parking Requirement	970	705	-265.00	nos.
13.	Project Cost	381.1	548.61	167.51	crores

- That, the project has been handed over to resident welfare association.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The Proposal was taken up during the 176th Meeting of SEIAA held on 13.06.2024. The Project proponent presented the proposal before the Authority and requested to allow corrigendum for built-up area **94203.12 Sqm with included Non-FAR Area (basement) i.e. 28,089.96 sqm (now the total built-up area is 1,22,293.08 sqm)**. Upon consideration of the relevant record placed on the file, the Authority acceded to the request of the project proponent and considering the recommendation of SEAC, decided to issue a **corrigendum for modification to the EC for this project of Built-up area i.e. 94203.12 Sqm with included Non-FAR Area (basement) i.e. 28,089.96 sqm (now the total built-up area is 1,22,293.08 sqm) as per earlier approved building plan.**

Authority further decided to impose a penalty of **Rs. 5,00,000/-** on the Project Proponent because the project proponent started the construction in departure from the original EC without getting the earlier **EC No. DEH/09/SEIAA/50 dated 01.04.2009 corrected.**

Further the Project proponent hereby directed to deposit the amount of Rs. 5,00,000/- towards Penalty in the separate accounts maintained by Haryana State Pollution Control Board, in accordance with the directions issued by MOEF & CC, GOI vide Office Memorandum No. F. No. IA3-22/30/2022-IA. III (182415) dated 28.07.2022.



Item No. 176.11

Terms of Reference for Expansion of Manufacturing Capacity of Avtar Steel Limited Unit-IV from 29600 MTPA to 80000 MTPA, Village Mohana, Tehsil & District Sonipat, Haryana by M/s Avtar Steel Ltd.

The present proposal was submitted to the SEIAA vide No. SIA/HR/IND1/411161/2023 for approval of **Terms of Reference (TOR)**, within the scope and meaning of **Category 3(a) of EIA Notification dated 14.09.2006**. The Project Proponent has deposited scrutiny fee of **Rs.1,50,000/- vide DD No.442024 dated 17.12.2023**.

Appraisal & Recommendations of SEAC:

The case was taken up in **286th meeting held on 07.02.2024**. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and directed PP/Consultant to submit the chronology of the project. The PP further submitted chronology of the project in the form of an affidavit on dated 08.02.2024.

A discussion was held on the contention as well as documents submitted by PP in support of their case. After detailed discussion, the committee found the documents submitted by PP, in order and decided to recommend the proposal to SEIAA for withdrawal.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The Proposal was taken up during the 176th Meeting of SEIAA held on 13.06.2024. The Project proponent did not turn-up for decision. After deliberation, **the Authority decided to defer this case**.

Item No. 176.12

Environment Clearance for proposed Residential Group Housing Colony on the land measuring 5.6 acres in the Revenue Estate of Village Naurangpur, Sector-80, Gurgaon, Haryana by M/s Keywest Eduinfra & Services Private Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/462717/2024** dated **13.02.2024** 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. 011224** dated **12.01.2024**.

Appraisal & Recommendations of SEAC:

The case was taken up in **287th meeting held on 27.02.2024**. The PP presented the case before the committee. The committee discussed the case and raised some observation to which PP replied vide letter dated 27.02.2024 alongwith an affidavit.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Keywest Eduinfra & Services Private Limited (as per the License issued by DTCP vide Endst No.LC-5149/JE(SB)/2023/39056 dated 15.01.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 176th Meeting of SEIAA held on 13.06.2024. The Project proponent appeared before the Authority and presented their case. The Authority discussed the case and made following observation: -

1. That Project Proponent should submit revised green area plan (20.06 % plot area) so as to maintain 60 % of the green area as block plantation in the project site.

After deliberation, the Authority decided to defer this case.

Item No. 176.13

Environment Clearance for “Shriram Institute for Industrial Research Gurugram” located in the Revenue Estate of Plot No. 76 D & E, Sector 18, Gurgaon, Haryana, 122015 by Sh. Shriram Scientific & Industrial Research Foundation

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/462970/2024** dated **15.02.2024** 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. 513961** dated **13.02.2024**.

Appraisal & Recommendations of SEAC:

The case was taken up in 287th meeting of SEAC held on 27.02.2024. The PP presented the case before the committee. The committee discussed the case and raised some observation to which PP replied vide letter dated 27.02.2024 alongwith an affidavit.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** to **Sh. Shriram Scientific & Industrial Research Foundation** (as per the allotment letter issued by Haryana Urban Development Authority, Gurgaon vide **Memo No.2443** dated **11.09.1989**) under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following details and specific & general stipulations.

Table 1 – Basic Detail

Name of the Project: EC for “Shriram Institute for Industrial Research Gurugram” located in the Revenue Estate of Plot No. 76 D & E, Sector 18, Gurgaon, Haryana, 122015 by Sh. Shriram Scientific & Industrial Research Foundation		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/462970/2024
2.	Latitude	28°29'14.23"N
3.	Longitude	77° 3'50.97"E
4.	Plot Area	9,767 m ² (2.41 Acres)
5.	Proposed Ground Coverage	3012.97 m ² (0.74 Acres)
6.	Proposed FAR	15752.77 m ²
7.	Non FAR Area	1914.90 m ²
8.	Total Built Up area	28793.36 m ²
9.	Total Green Area with %	1660.39 m ² (17% of the total Plot Area)
10.	Rain Water Harvesting Pits (with size)	2 No's (Volume of a Single Proposed Recharge Pit = 99.23 m ³)
11.	STP Capacity	110 KLD
12.	ETP Capacity	20 KLD
13.	Total Parking	211 ECS 9 No's of Electronic vehicle (EV) charging points at the project site
14.	Organic Waste Converter	OWC 60
15.	Maximum Height of the Building (m)	31.8 m
16.	Power Requirement	The connected power load is 1700 KW, which will be met by Dakshin Haryana Bijli Vitram Nigam (DHBVN)
17.	Power Backup	2 No's of DG sets of capacity of 500 KVA & 1250 KVA are proposed to be used as backup power supply
18.	Total Water Requirement	129 KLD
19.	Domestic Water Requirement	55 KLD
20.	Fresh Water Requirement	55 KLD

21.	Treated Water	74 KLD
22.	Waste Water Generated from STP	61 KLD
23.	Waste Water Generated from ETP	16 KLD
	Solid Waste Generated	428 kg/day
24.	Biodegradable Waste	214 kg/day
25.	Number of Towers	3 No's (Lab Building, Office Building & Auditorium Block
26.	Dwelling Units/ EWS	NA
27.	Basement	11097.44 m ²
28.	Community Center	NA
29.	Stories	NA
30.	R+U Value of Material used (Glass)	
31.	Total Cost of the project:	i) Land Cost 0.45 Crores
		ii) Construction Cost 171.15 Crores
32.	CER	NA
33.	EMP Budget	8.35 Crores
34.	Incremental Load in respect of:	i) PM 2.5 145.75 µg/m ³
		ii) PM 10 198.19 µg/m ³
		iii) SO ₂ 25.47 µg/m ³
		iv) NO ₂ 15.26 µg/m ³
		v) CO 0.345 µg/m ³
35.	Construction Phase:	Power Back-up
		Water Requirement & Source 409 KL of water is required which will be met through nearby Common STP.
		STP (Modular)
	Mitigation measures for dust	<p>During Construction Stage:</p> <ul style="list-style-type: none"> Construction materials will be suitably covered with tarpaulin cover etc. during transportation. Water sprinkling shall be done on haul roads where dust generation is anticipated. Raw material storage and handling yard will be enclosed from all sides. To minimize the occupational health hazard, proper personal protective gears i.e. mask shall be provided to the workers working in the dust prone areas. <p>During Operational Stage:</p> <ul style="list-style-type: none"> Back up DG sets will comply with the applicable emission norms. Adequate stack height for DG sets will be provided as per norms. Back up DG sets will be used only during power failure. Monitoring of emissions from DG sets and ambient air quality will be carried out as per norms.

Table 2 – EMP Details

S. No.	Description	During Construction Phase			
		Capital Cost (Lakhs)	Recurring Cost	Recurring Cost	Recurring Cost
			1st Year	2nd Year	3rd Year
1	Water for Dust suppression	3	0.5	0.5	0.5
2	Waste Water Management	2	0.5	0.5	0.5
3	Air, Noise, Soil, Water Monitoring	0	1	1	1
4	Green Belt Development	40	5	5	5
5	Occupational Health & Safety	10	0.5	0.5	0.5
6	Fire Fighting Equipment's	15	0.75	0.75	0.75
7	Solid Waste Management	10	0.5	0.5	0.5

8	Air Pollution & Noise Control	12	1	1	1
9	Environment Awareness Campaign	0	2	2	2
	Sub Total	92	11.75	11.75	11.75
	Total (Lakhs)	127.25			

S. No	Description	During Operational Phase					
		Capital Cost (Lakhs)	Recurring Cost	Recurring Cost	Recurring Cost	Recurring Cost	Recurring Cost
			1st Year	2nd Year	3rd Year	4th Year	5th Year
1	Air Pollution & Noise Control	30	5	5	5	5	5
2	Sewage Treatment Plant (STP)	60	15	15	15	15	15
3	Effluent Treatment Plant	40	10	10	10	10	10
4	Air, Noise, Soil, Water Monitoring	5	1	1	1	1	1
5	Green Belt Development	50	10	10	10	10	10
6	Occupational Health & Safety	15	1	1	1	1	1
7	Rainwater Harvesting Pits	25	2.5	2.5	2.5	2.5	2.5
8	Fire Fighting Equipment's	60	5	5	5	5	5
9	Solid Waste Management	20	2	2	2	2	2
10	Plantation Drive (Distribution of Sapling)		7	7	7	7	7
11	Solar Panels	70	3	3	3	3	3
12	EV Charging Points	25	3	2	3	3	3
	Sub Total	400	64.5	63.5	64.5	64.5	64.5
	Total (Lakhs)	721.5					

S. No.	Description	Amount in Lakhs	Percentage of Total Project Cost
1	Total Capital Cost for EMP	492	2.9
2	Total Recurring Cost for EMP	356.75	2
3	Total EMP Cost During Construction and Operation Phase	848.75	5

A. Specific Conditions

- The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
- Sewage shall be treated in the STP on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
- 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.
- 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.
- The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
- 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.
- 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.
- 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.
- Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based

- on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
 11. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
 12. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
 13. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
 14. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
 15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
 16. The PP shall not mix ETP treated effluent with STP water
 17. The PP Shall comply with SOP for reduction of Air and Noise pollution during construction and operation phase
 18. The PP shall follow SOP regarding single use plastic free
 19. The PP shall follow the SOP for reduction of carbon footprints
 20. PP shall not mix ETP treated effluent with STP treated effluent and MEE should be installed to evaporate ETP treated water
 21. 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.
 22. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
 23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
 24. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
 25. The PP may provide electric charging stations to facilitate electric vehicle commuters.
 26. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
 27. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
 28. **The PP should not mix the ETP effluent after treatment in the STP and ETP effluent shall be separately treated shall be treated with installation of multipurpose evaporator.**
 29. **The PP shall provide** total 7% of total power requirement will be met through solar panels i.e. 125 KW of electricity will be met through solar panels
 30. **As proposed 1660.39 sqm (17% of plot area) shall be provided for green are development.**
 31. **02 Rain water harvesting tank shall be provided for ground water recharging as per the CGWB norms.**
 32. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
 33. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statuary Conditions

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 and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.
6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

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

I. Air Quality Monitoring and Preservation

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

II. Water Quality Monitoring and Preservation

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

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

III. Noise Monitoring and Prevention

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

IV. Energy Conservation Measures

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

V. Waste Management

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

- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 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 share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

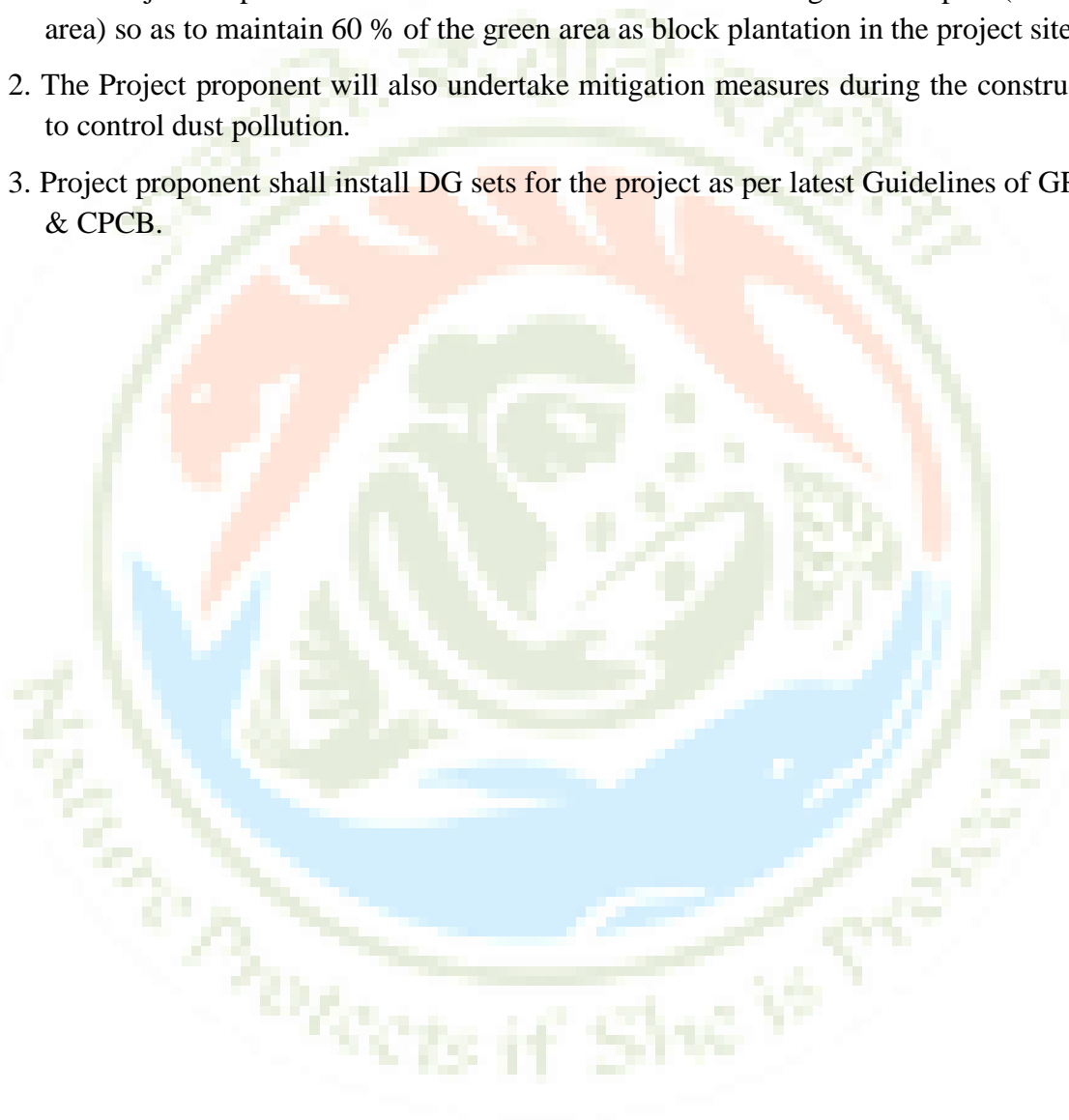
X. Miscellaneous

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The Proposal was taken up during the 176th Meeting of SEIAA held on 13.06.2024. The Project proponent presented the case before the Authority. The Authority, considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to **grant of Environmental Clearance to Sh. Shriram Scientific & Industrial Research Foundation (as per the allotment letter issued by Haryana Urban Development Authority, Gurgaon vide Memo No.2443dated 11.09.1989) under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with following these additional conditions.**

1. That Project Proponent shall submit within one month revised green area plan (20% of total plot area) so as to maintain 60 % of the green area as block plantation in the project site.
2. The Project proponent will also undertake mitigation measures during the construction period to control dust pollution.
3. Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.



Item No. 176.14

Environment Clearance of Group Housing Project at Sector 99, Village Kherki Majra-Dhankot, Gurugram, Haryana by M/s Vatika Sovereign Park Private Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/456255/2023** dated **21/12/2023** 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.392333** dated **13.12.2023**.

Appraisal & Recommendations of SEAC:

The case was taken up in **287th meeting held on 27.02.2024**. The PP presented the case before the committee. The committee discussed the case and raised some observation to which PP replied vide letter dated 27.02.2024 alongwith an affidavit.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Vatika Sovereign Park Pvt. Ltd. Formerly known as Planet Earth Estates Pvt. Ltd. (as per the License issued by DTCP vide Memo No.LC-2684 Vol-II-PA(VA)-2023/8225 dated 20.03.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

Table 1 – Basic Detail

Name of the Project: EC of Group Housing Project at Sector 99, Village Kherki Majra-Dhankot, Gurugram, Haryana by M/s Vatika Sovereign Park Private Limited		
Sr. No.	Particulars	Detail
Online Proposal no. SzIA/HR/INFRA2/456255/2023		
1.	Latitude	28°27'49.01"N
2.	Longitude	76°57'56.91"E
3.	Plot Area	42213.771 sqm (10.43 Acre)
4.	Area under sector road	1,738.79sqm
5.	Net Plot Area	40,474.975 sqm
6.	Proposed Ground Coverage	6,311.974 sqm
7.	Proposed FAR	70812.703 sqm
8.	Non FAR Area	37,389.15 sqm
9.	Total Built Up area	108201.859 sqm
10.	Total Green Area with Percentage	12142 sqm (30 % of net plot area)
11.	Rain Water Harvesting Pits	10 Nos
12.	STP Capacity	300 KLD
13.	Total Parking	786 ECS
14.	Maximum Height of the Building	80.15 m
15.	Power Requirement	3,140 kVA
16.	No. of DG set	5 Nos of DG of total capacity 5750 KVA = 4 x 1250 KVA + 1 x 750 kVA
17.	Total Water Requirement	337 KLD
18.	Fresh Water Requirement	185 KLD
19.	treated Water Requirement	152 KLD
20.	Waste Water Generated	239 KLD
21.	Solid Waste Generated	882 Kg/day
22.	OWC Capacity	Total 1 nos. of Organic waste converters of capacity 700 Kg = (1 x 700 Kg)
23.	Total Population	2,343
24.	No. of Floors	B2 + B1 + GF + S + 21F Max

25.	Total No of towers		6 Towers including 9 block	
26.	Total number of dwelling units		312	
27.	EWS unit		55	
28.	Service Personnel Unit		32	
29.	Total Cost of the project:	Land cost	Rs 342 Crore	
		Construction Cost		
30.	EMP Budget		Rs. 620.00 lakh (Rs. 164.00 lakh incurred during EC period)	
31.	Incremental Load in respect of:		i) PM _{2.5}	0.13822 µg/m ³
			ii) PM ₁₀	0.2727 µg/m ³
			iii) SO ₂	0.4561 µg/m ³
			iv) NO ₂	0.50197 µg/m ³
			v) CO	0.0000360 mg/m ³
32.	Construction Phase:		Power Back-up	1 x 500 kVA
			Water Requirement & Source	10 KLD (STP treated water)
			STP (Modular)	5 KLD
			Anti-Smoke Gun	1 Nos

Table 2 – EMP Details

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)	10.00	25.00	Waste Water Management (Sewage Treatment Plant)	50.00	80.00
Garbage & Debris disposal	10.00	5.0	Solid Waste Management (Dust bins & OWC)	10.00	90.00
Green Belt Development	20.00	25.00	Green Belt Development	20.00	50.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	10.00
Rainwater tank system	30.00	5.00	Rainwater tank system	0.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun	30.00	10.00	DG Sets including stack height and acoustics	50.00	10.00
Medical cum First Aid facility (providing medical room & Doctor)	10.00	5.00	Energy Saving (Solar Panel system)	24.00	1.00
Storm Water Management (drains and sedimentation basin)	20.00	5.00			
Total	130.00	85.00	Total	154.00	251.00

Area Statement Comparison with earlier EC

S. No.	Description	Area as per earlier EC (m ²)	Modification	Proposed Area (m ²)
1	Proposed Ground Coverage (15.59%)	7,151.00	- 839.026	6,311.974
2	Total Proposed FAR (174.95%)	70,823.240	-10.537	70,812.703
3	Total Proposed Non - FAR (Basement, Mumty, Balcony & Stilt)	52,057.990	- 14,668.84	37,389.15
4	Total Built Up Area (FAR + Non - FAR)	1,22,881.230	-14,679.371	1,08,201.859
5	Green Area (30 % of net plot area)	12,142.00	-	12,142.00
6	No. of Floors	B2 + B1 + GF + S + 26F Max.	-5	B2 + B1 + GF + S + 21F Max.
7	Maximum Building Height (m)	98.05 m	- 17.9 m	80.15 m
8	Total Water Requirement (KLD)	284.62	52.38	337
9	Total Fresh Water Requirement (KLD)	180	5	185
10	Total Wastewater Generated (KLD)	231.48	7.52	239
11	Solid Waste Generation. Kg/day	819.45	62.55	882

12	Total Power Requirement & Source (kVA) (DHBVN)	4,000 kVA	- 860 kVA	3,140 kVA
13	Proposed Parking (ECS)	987	-201	786

A. Specific Conditions

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
- 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.
- 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.
- 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.
- The PP shall not carry any construction above or below the Revenue Rasta, if any
- The PP shall keep the ROW below the HT Line passing through the project, if any.
- The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
- The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
- The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
- The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
- The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
- The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- The PP may provide electric charging stations to facilitate electric vehicle commuters.
- Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
- The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 12142 sqm (30 % of net plot area) shall be provided for green area development.**
- 10 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.

23. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
24. The PP shall increase solar panel capacity from **40 KWp to 80 KWp**
25. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Conditions

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

I. Air Quality Monitoring and Preservation

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

II. Water Quality Monitoring and Preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xi. The local bye-law provisions on rain water harvesting should be followed. If local bye law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain Water Harvesting pits shall be provided for ground water recharging as per the CGWB norms.
- xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for use. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii. All recharge should be limited to shallow aquifer.
- xiv. No ground water shall be used during construction phase of the project.
- xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
- xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III. Noise Monitoring and Prevention

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

IV. Energy Conservation Measures

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

V. Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 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 share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X. Miscellaneous

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

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 176th Meeting of SEIAA held on 13.06.2024. The Project proponent presented the case before the Authority. The Authority, considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance **to M/s Vatika Sovereign Park Pvt. Ltd. Formerly known as Planet Earth Estates Pvt. Ltd. (as per the License issued by DTCP vide Memo No.LC-2684 Vol-II-PA(VA)-2023/8225 dated 20.03.2023)** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India **with following these additional conditions.**

1. That Project Proponent shall submit **within one month** revised green area plan so as to maintain 60 % of the green area as block plantation in the project site.
2. Project proponent will submit rollout plan of the project within a month.
2. The Project proponent will also undertake mitigation measures during the construction period to control dust pollution.
3. Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.

Item No. 176.15

Environment Clearance for Proposed Group Housing Colony under Transit Oriented Development Policy of DTCP, Haryana 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.

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.

Appraisal & Recommendations of SEAC:

The case was taken up in 287th meeting held on 27.02.2024. The PP presented the case before the committee. The committee discussed the case and raised some observation to which PP replied vide letter dated 27.02.2024 alongwith an affidavit.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting Environmental Clearance to M/s Pyramid Infratech Pvt. Ltd. (as per the License issued by DTCP vide Endst No.LC-4786/JE(DS)/2023/25397 dated 03.08.2023) under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following details and specific & general stipulations.

Table 1 – Basic Detail

Name of the Project: 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		
Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/449745/2023		
1.	Latitude	8°24'17.54"N
2.	Longitude	77° 1'8.21"E
3.	Plot Area	18,311.996 m ²
4.	Proposed Ground Coverage	4,188.318 m ²
5.	Proposed FAR(Commercial +Residential (including community)	92637.67 m2
6.	Non FAR Area	50,469.616 m ²
7.	Total Built Up area	1,43,107.286 m ²
8.	Total Green Area with Percentage	4751.127 sqm (@ 25.94% of the plot area)
9.	Rain Water Harvesting Pits	5 no. of pits
10.	STP Capacity	525 KLD
11.	Total Parking	1,163 ECS
12.	Maximum Height of the Building	165.80m till terrace
13.	Power Requirement	9,452 KW,DHBN
14.	No. of DG set	3 Nos. of DG set of total capacity 3,750 KVA (2x 1,500 KVA + 1 x 750 KVA)
15.	Total Water Requirement	397 KLD
16.	Fresh Water Requirement	269 KLD
17.	Treated Water Available for Reuse	128 KLD
18.	Waste Water Generated	320 KLD
19.	Solid Waste Generated	2,261 Kg/day
20.	Biodegradable waste	904 Kg/day
21.	Organic waste converter	Total 1 nos. of Organic waste converters of capacity 1100 Kg/day (1×1100 Kg/day)
22.	Total Population	5216
23.	No of floors	B3+B2+B1+ G+46 for Main Dwelling Unit and B3+B2+B1+ G+10 for EWS Units

24.	Dwelling unit	528
25.	EWS Units	94
26.	Servant Units	54
27.	No. of Tower	3 Towers + EWS Block
28.	No of Basement	03
29.	R+U Value of Material used (Glass)	U Value: 5.5 w/sq.m k SHGC: 0.9
30.	Total Cost of the project:	853.58 Cr.
31.	EMP Budget	Rs. 1085 Lakhs.
32.	Incremental Load in respect of:	PM 2.5 0.00029 $\mu\text{g}/\text{m}^3$ PM 10 0.00047 $\mu\text{g}/\text{m}^3$ SO ₂ 0.01255 $\mu\text{g}/\text{m}^3$ NO ₂ 0.02041 $\mu\text{g}/\text{m}^3$ CO 0.000002 mg/m^3
33.	Construction Phase:	Power Back-up Temporary electrical connection of 19 KW & 01 DG of 125 KVA Water Requirement & Source Fresh water – 20 KLD for drinking. Treated water -70 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA STP (Modular) 1 Nos of 10 KLD Anti-Smog Gun 01 Nos of Anti-smoke gun

Table 2 – EMP Details

During Construction Phase			During Operation Phase		
Description	Capital Cost (Rs. in Lakhs)	Recurring Cost (Rs. in Lakhs for 5 Year)	Description	Capital Cost (Rs. in Lakhs)	Recurring Cost (Rs. in Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	5.0	25.0	Waste Water Management (Sewage Treatment Plant)	150.0	100.0
Garbage & Debris disposal	5.00	20.0	Solid Waste Management (Dust bins & OWC)	10.0	180.0
Green Belt Development	15.0	20.0	Green Belt Development	15.0	50.0
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system (5 pits)	15.0	5.0	Rainwater harvesting system	00.00	10.0
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	100.00	10.0	DG Sets including stack height and acoustics	200.0	50.0
PPE for workers & Health Care	5.0	20.00	Energy Saving (Solar Panel system)	24.0	1.0
Medical cum First Aid facility (providing medical room & Doctor	5.0	5.0			
Storm Water Management (temporary drains and sedimentation basin)	20.0	5.0			
Total	170	115	Total	399	401
Sub-Total			Rs. 1085 Lakh		

A. Specific Conditions

- The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
- 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.
- 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.
- The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of

the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.

5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
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 is required to plant 10 times trees at the project site and compensatory tree plantation will be done @ 1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 4751.127 sqm (@ 25.94% of the plot area) shall be provided for green area development.**
23. **05 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
24. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
25. The PP shall provide solar power as per HAREDA Norms.
26. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statuary Conditions

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

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

I. Air Quality Monitoring and Preservation

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

II. Water Quality Monitoring and Preservation

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

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

III. Noise Monitoring and Prevention

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

IV. Energy Conservation Measures

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

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

V. Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 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 share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X. Miscellaneous

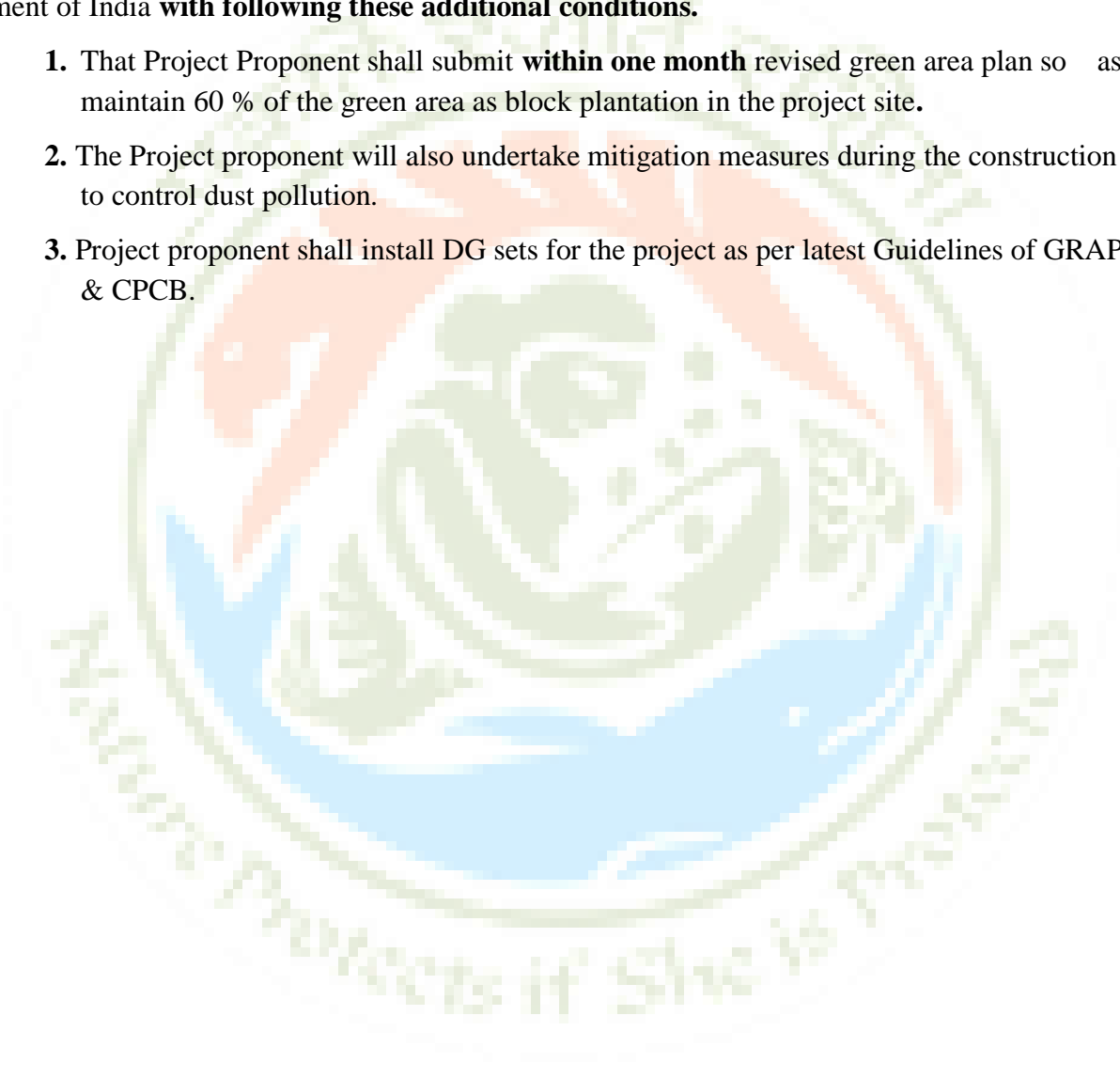
- i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it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

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 176th Meeting of SEIAA held on 13.06.2024. The Project proponent presented the case before the Authority. The Authority, considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance **to M/s Pyramid Infratech Pvt. Ltd. (as per the License issued by DTCP vide Endst No.LC-4786/JE(DS)/2023/25397 dated 03.08.2023)** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India **with following these additional conditions.**

1. That Project Proponent shall submit **within one month** revised green area plan so as to maintain 60 % of the green area as block plantation in the project site.
2. The Project proponent will also undertake mitigation measures during the construction period to control dust pollution.
3. Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.



Item No. 176.16

Environment Clearance for Proposed Affordable Group Housing Colony over an area measuring 4.25 Acres in The Revenue Estate of Village-Gopalpur, Sector-99A, Gurugram and Haryana by M/s Dishita Infra Private Limited.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/439764/2023 dated 09.08.2023 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.514404 dated 24.08.2023**.

Appraisal & Recommendations of SEAC:

The case was taken up in 280th, 284th and 286th and decided to defer this case on request of PP.

The case was taken again up in **287th meeting held on 27.02.2024**. The PP presented the case before the committee. The committee discussed the case and raised some observation to which PP replied vide letter dated 27.02.2024 alongwith an affidavit.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Sh. Jagdish Chander S/o Sh. Ram Swaroop in collaboration with Dishita Infra Pvt. Ltd. (as per the License issued by DTCP vide Endst No. LC-4904/PA(BA)-2023/4513-27 dated 15.02.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following details and specific & general stipulations.

Table 1 – Basic Detail

Name of the Project: EC for Proposed Affordable Group Housing Colony Over an Area Measuring 4.25 Acres In The Revenue Estate Of Village-Gopalpur, Sector-99 A, Gurugram and Haryana by M/s Dishita Infra Private Limited		
Sr. No.	Particulars	
Online Proposal no. SIA/HR/INFRA2/439764/2023		
1.	Latitude	28°27'35.18"N
2.	Longitude	76°57'4.28"E
3.	Plot Area	17199.112 sqm (4.25 acres)
4.	Area under road	1916.5 sqm
5.	Net Plot area	15282.612 sqm
6.	Proposed Ground Coverage	5310.185 sqm
7.	Proposed FAR	39902.567 sqm
8.	Non FAR Area	6709.692 sqm
9.	Total Built Up area	46612.258 sqm
10.	Total Green Area with Percentage	3527.393 sqm(@20.05% of plot area)
11.	Rain Water Harvesting Pits	5 Nos
12.	STP Capacity	320 KLD
13.	Total Parking	1,100 ECS
14.	Maximum Height of the Building	44.60 m
15.	Power Requirement	3,500 KW
16.	No. of DG set	1 No. of DG sets of total capacity 160 KVA
17.	Total Water Requirement	312 KLD
18.	Domestic Water Requirement	217 KLD
19.	Fresh Water Requirement	217 KLD
20.	Treated Water	95 KLD
21.	Waste Water Generated	251 KLD
22.	Solid Waste Generated	1755 Kg/day
23.	Biodegradable Waste	1053 Kg/day
24.	Organic waste Converter	2 nos. of Organic waste converters of capacity 1,290 Kg/day (1×1,250 Kg/day+1× 40 Kg/day)
25.	Total Population	4244
26.	Dwelling Units	590 nos

27.	No of Towers	7
28.	Stories	G/S+14F
29.	R+U Value of Material used (Glass)	
30.	Total Cost of the project:	Rs. 175.396 Cr.
	Land Cost	
	Construction cost	
31.	EMP Budget	Rs. 375 Lakhs.
32.	Incremental Load in respect of:	
	i) PM _{2.5}	0.011 µg/m ³
	ii) PM ₁₀	0.01834 µg/m ³
	iii) SO ₂	0.3667 µg/m ³
	iv) NO ₂	0.0403 µg/m ³
	v) CO	0.000014 mg/m ³
33.	Construction Phase:	
	Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
	Water Requirement & Source	Fresh water – 30 KLD for drinking. Treated water -25 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
	STP (Modular)	1 Nos of 10 KLD
	Anti-Smoke Gun	01 Nos of Anti-smoke gun

Table 2 – EMP Details

During Construction Phase			During Operation Phase		
Description	Capital Cost (Rs. in Lakhs)	Recurring Cost (Rs. in Lakhs for 5 Year)	Description	Capital Cost (Rs. in Lakhs)	Recurring Cost (Rs. in Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	5.0	10.0	Waste Water Management (Sewage Treatment Plant)	60.0	50.0
Garbage & Debris disposal	0.00	5.0	Solid Waste Management (Dust bins & OWC)	10.0	20.0
Green Belt Development	5.0	5.0	Green Belt Development	20.0	30.0
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system (5 pits)	10.0	5.0	Rainwater harvesting system	00.00	10.0
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10.00	15.00	DG Sets including stack height and acoustics	5.00	10.00
PPE for workers & Health Care	10.00	10.00	Energy Saving (Solar Panel system)	25.0	5.0
Medical cum First Aid facility (providing medical room & Doctor	5.00	10.00	-		
Storm Water Management (temporary drains and sedimentation basin)	4.0	6.0			
Total	49 Lakhs	71 Lakhs	Total	120 Lakhs	135 Lakhs
Sub-Total			Rs.375 Lakh		

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 PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is 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 purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. 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.
10. 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 lightning etc.
11. The PP shall not carry any construction above or below the Revenue Rasta, if any
12. The PP shall keep the ROW below the HT Line passing through the project, if any.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
15. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP may provide electric charging stations to facilitate electric vehicle commuters.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
21. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 3527.393 sqm(@20.05% of plot area)shall be provided for green area development.**
22. **05 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
23. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
24. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Conditions

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 lightning etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the Haryana State Pollution Control Board.

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

I. Air Quality Monitoring and Preservation

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

II. Water Quality Monitoring and Preservation

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

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

III. Noise Monitoring and Prevention

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

IV. Energy Conservation Measures

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

V. Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 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 share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X. Miscellaneous

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

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The Proposal was taken up during the 176th Meeting of SEIAA held on 13.06.2024. The Project proponent presented the case before the Authority. The Authority, considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to **Sh. Jagdish Chander S/o Sh. Ram Swaroop in collaboration with Dishita Infra Pvt. Ltd. (as per the License issued by DTCP vide Endst No. LC-4904/PA(BA)-2023/4513 dated 15.02.2023)** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India **with following these additional conditions within one month.**

1. That Project Proponent shall submit **within one month** revised green area plan so as to maintain 60 % of the green area as block plantation in the project site.
2. **Project proponent will submit approved electrification plan.**
3. The Project proponent will also undertake mitigation measures during the construction period to control dust pollution.
4. Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.

Item No. 176.17

Environment Clearance for Proposed Expansion cum revision of Mixed Land Use Colony Under TOD Policy on Land Measuring 16.113 Acres in the Revenue Estate of Village Chauma, Sector-113, Gurgaon Manesar Urban Complex, Gurugram, Haryana by M/s Starcity Realtech Pvt. Ltd.

The Project Proponent submitted online Proposal **SIA/HR/INFRA2/420712/2023** dated **02.03.2023** for obtaining **Environmental Clearance for Expansion** under **Category 8(b) of EIA Notification dated 14.09.2006**. The PP submitted the scrutiny fee of **Rs.2,00,000/- vide DD No.514158 dated 27.12.2022**.

Appraisal & Recommendations of SEAC:

The case was recommended to SEIAA by SEAC in its 265th meeting held on 12.04.2023 for granting EC. The case was taken up in 157th meeting by SEIAA but decided to refer back this case to SEAC with directions to look into the observations minutely particularly the issue of freezed area under NCZ.

In its 268th meeting held on 31.05.2023, the committee decided to send the case again to SEIAA and further reiterated the recommendations conveyed vide 265th MoM.

The matter was again taken up during 159th Meeting of SEIAA held on 15.06.2023 and the authority observed that the recommendation made by the Appraisal Committee (SEAC) appears to be is far from being satisfactory and convincing.

After that the case was taken up in **287th meeting held on 27.02.2024**. PP submitted the reply dated 27.02.2024 to the observation raised by SEIAA in 159th Meeting. PP mentioned in the reply that revised zoning plan from DTCP has been received vide DTCP 9996 dated 02.02.2024 which clarifies that there is no area falls under NCZ in 16.113 Acres in the Revenue Estate of Village - Chauma, Sector – 113, Gurugram in which the said project has been proposed (copy enclosed).

The committee considered the document submitted by PP and found it in order. After deliberation, the committee was of the unanimous view that this case be sent to SEIAA and further reiterated the recommendations conveyed vide 265th and 268th MoM.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The Proposal was taken up during the 176th Meeting of SEIAA held on 13.06.2024. The Project proponent presented the case before the Authority. The Authority, considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to **M/s Starcity Realtech Pvt. Ltd.** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India **with following these additional conditions within one month:-**

1. That Project Proponent shall submit revised green area plan so as to maintain 60 % of the green area as block plantation in the project site.
2. **Project proponent will submit NOC from DC or DTCP regarding project falling outside the Natural Conservation Zone (NCZ) area.**
3. The Project proponent will also undertake mitigation measures during the construction period to control dust pollution.
4. Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.

Item No. 176.18

Environmental Clearance for proposed expansion of Kalpana Chawla Government Medical Collage, Karnal, Haryana by M/s Kalpana Chawla Government Medical College and Hospital Karnal, Haryana

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/465979/202 dated 14.03.2024 for obtaining **Environment Clearance for Expansion** under **Category 8(b) of EIA Notification dated 14.09.2006**. The PP submitted the scrutiny fee of **Rs.2,00,000/- vide DD No.664810 dated 28.02.2024**.

Appraisal & Recommendations of SEAC:

The case was taken up in **290th meeting held on 18.04.2024**. The PP as well as their consultant appeared before the committee for presenting their case. During presentation, the committee raised some observations to which PP has replied vide letter dated 19.04.2024 alongwith an affidavit dated 19.04.2024

After deliberations, the committee rated this project was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Government of Haryana (Department of Medical Education & Research/Kalpana Chawla Govt. Medical College, Karnal (as per the land document issued by Deputy Commissioner, Karnal dated 27.06.2016)** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

Table 1 – Basic Detail

Project Name: Environmental Clearance for proposed Expansion of Kalpana Chawla Government Medical College Karnal, Haryana by Kalpana Chawla Government Medical College and Hospital Karnal				
Sr. No.	Particulars	Existing as per EC	Expansion	Total
1.	Online Proposal no.	SIA/HR/INFRA2/465979/2024		
2.	Latitude	29°41'51.44" N		
3.	Longitude	76°59'26.15" E		
4.	Plot Area	165441 sqm	46209.6 sqm	211650.6 sqm
5.	Total FAR Proposed	-	-	219012.75 sqm
6.	Proposed Ground coverage	-	-	42672.65 sqm
7.	Total Non FAR area	-	-	24220.25 sqm
8.	Total Built Up area	135408 sqm	107825 sqm	243233.00 sqm
9.	Total Green Area with Percentage	86360.202 52.2% of project area	56076(25% of plot area)	142436.202 sqm (67.3% of plot area)
10.	Rain Water Harvesting	22	31	53
11.	Total Parking	665 ECS	875 ECS	1540 ECS
12.	Power Requirement	12000 kVA	12500 kVA	24500 kVA
13.	Power Backup	-	-	(2X1000+2X250+1X5a00 KVA) 3000 KVA
14.	Total Water Requirement	1966 KLD	735 KLD	2701 KLD
15.	Fresh Water Requirement	1021 KLD	337 KLD	1358 KLD
16.	Treated water available for reuse		295 KLD	1343 KLD
17.	Wastewater Generation from STP	945 KLD	282 KLD	1227 KL
18.	Wastewater Generation from ETP	-	46 KLD	46 KLD
19.	Proposed STP Capacity	1100 KLD	350 KLD	1450 KLD
20.	Proposed ETP Capacity	-	60 KLD	60 KLD
21.	Solid Waste Generated	2786 kg/day	860 kg/day	3646 kg/day

22.	Biomedical waste	1671 kg/day	520 kg/day	2191 kg/day
23.	Number of Building Blocks	-	-	10 Nos.
24.	Max. height of building	31.5 M	36.45 M	36.45 M
25.	Maximum no of floors	GF+6	+3	S+9
26.	Total Cost of the project:	600 Cr	375 Cr	975 Cr
27.	EMP Cost/ Budget	Capital (Lacs)	--	785.13
		Recurring (Lacs)	--	67.97
28.	Incremental Load in respect of:		PM 2.5 ($\mu\text{g}/\text{m}^3$)	0.066
		-	PM 10 ($\mu\text{g}/\text{m}^3$)	0.109
		-	SO ₂ ($\mu\text{g}/\text{m}^3$)	0.431
		-	NO ₂ ($\mu\text{g}/\text{m}^3$)	1.76
		-	CO (mg/m^3)	0.00165
29.	Construction Phase:	Power Back-up	-	250 KVA
		Water Requirement & Source	-	10 KLD, Authorized Water Tanker
		Anti-Smog Gun	-	4 No.

Table 2 – EMP Details

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

Environment Budget (Operation Stage)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
SEWAGE AND EFFLUENT TREATMENT PLANT	70	18.90
RAIN WATER HARVESTING SYSTEM Rain Water Storage	108.5	16.28
SOLID WASTE STORAGE BINS & COMPOSTER	8.84	5.83
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	35.68	8.92
ROOF TOP SPV PLANT (625 KWp)	500	00
POND MAINTENANCE (At village: KambohPura (Part) (2) Unit ID: 02HRKNLKR0006KAMB002)	22.68	0.00
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	745.70	51.93

A. Specific Conditions

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

2. Sewage shall be treated in the STP on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
3. The PP should not mix the ETP effluent after treatment in the STP and ETP effluent shall be separately utilized for the purposes
4. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
5. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
6. The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
7. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
8. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
9. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
10. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
11. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
12. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
13. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
14. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking the occupation of the building.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set.
17. The PP shall not mix ETP treated effluent with STP water
18. The PP Shall comply with SOP for reduction of Air and Noise pollution during construction and operation phase
19. The PP shall follow SOP regarding single use plastic free
20. The PP shall follow the SOP for reduction of carbon footprints
21. PP shall not mix ETP treated effluent with STP treated effluent and MEE should be installed to evaporate ETP treated water
22. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
23. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
24. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
25. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
26. The PP may provide electric charging stations to facilitate electric vehicle commuters.
27. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
28. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
29. The PP shall enhance solar power capacity from 3 % to 5 % of the total power demand.

30. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @ 1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. **As proposed 142436.202 sqm (67.3% of plot area) shall be provided for green area development.**
31. 53 Rain water harvesting tank shall be provided for ground water recharging as per the CGWB norms.
32. **The PP shall adopt a Pond at Village KambohPura (Part) (2) Unit ID: 02HRKNLKR0006KAMB002) for its rejuvenation and beautification.**
33. The PP shall install required number of Anti Smog Gun(s) at the project site as per the requirement of HSPCB.
34. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Conditions

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

I. Air Quality Monitoring and Preservation

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

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

II. Water Quality Monitoring and Preservation

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

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

III. Noise Monitoring and Prevention

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

IV. Energy Conservation Measures

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

V. Waste Management

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

- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 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 share holders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- iii. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
- iv. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

X. Miscellaneous

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

1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The Proposal was taken up during the 176th Meeting of SEIAA held on 13.06.2024. The Project proponent presented the case before the Authority. The Authority, considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to Government of Haryana (**Department of Medical Education & Research / Kalpana Chawla Govt. Medical College, Karnal (as per the land document issued by Deputy Commissioner, Karnal dated 27.06.2016)** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India **with the following additional conditions within 3 months:-**

1. The Project proponent will undertake mitigation measures during the construction period to control dust pollution.
2. That Project Proponent should submit revised green area plan so as to maintain 60 % of the green area as block plantation in the project site **within 3 months.**
3. That Project Proponent may explore the possibility for use of canal water to fully or partially replace the ground water requirement of the proposed project. **within 3 months.**
4. The Project Proponent will submit ATR(Point wise) indicating satisfactory compliance reply of Earlier EC granted by EC dated 24.12.2013 **within 3 months.**
5. The Project proponent will submit Storm water drainage master plan **within 3 months.**
6. Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.

Item No. 176.19

Environment Clearance for Expansion of Mining of Stone (Minor Mineral) & Associated Minerals with production capacity 80,00,000 TPA (58,00,000 TPA to 80,00,000 TPA) in 64.40 ha area at Khasra No. 223min, 224 to 228 & 72 of Village - Kalali & Kalyana, Tehsil - Dadri, District - Charkhi Dadri, Haryana by M/s Riddhi Siddhi.

The Project Proponent submitted online Proposal No. **SIA/HR/MIN/468866/2024** dated **10.04.2024** for obtaining **Environment Clearance for Expansion** 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.005007 dated **31.08.2023**.

Appraisal & Recommendations of SEAC:

The case was taken up in **291st meeting held on 30.04.2024**. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated 30.04.2024 alongwith an affidavit.

After deliberations the Committee was of the unanimous view that this case should be recommended to the SEIAA for granting **Environmental Clearance** till the validity of Mining Plan i.e. for **five years from the date of approval of Mining Plan as approved vide letter dated 16.06.2023 for Area 64.40 Ha with 80,00,000 MT/year production by Director General, Mines & Geology Department, Haryana under EIA Notification dated 14.9.2006** issued by the Ministry of Environment and Forest, Government of India with the following details and specific & general stipulations.

Table 1 – Basic Detail

Project Name: Environmental Clearance for Expansion of Stone (Minor Mineral) Mining & Associated Minerals with proposed production of 80,00,000 TPA (58,00,000 TPA to 80,00,000 TPA) in 64.40 ha area at Khasra No. 223min, 224 to 228 & 72 of Village Kalali & Kalyana, Tehsil Dadri, District Charkhi Dadri of Haryana by Riddhi Siddhi – Ksm Resources JV			
Sr. No.	Particulars		
1.	Online Proposal no.	SIA/HR/MIN/468866/2024	
2.	Khasra No.	223min, 224 to 228, 72	
3.	Lease area	64.40 Ha of Gram panchayat Stony Waste Land	
4.	Total Production	80,00,000 TPA (Increase from 58,00,000 TPA to 80,00,000 TPA)	
5.	Geological Mineral Reserve	12,19,42,500 MT	
6.	Total Water demand	The required water will be supplied by private water tankers. Total water demand will be 36.1 KLD which concluded dust suppression (19.1 KLD), Plantation (13.9 KLD) and Domestic demand (3.0 KLD).	
7.	Life of Mine	14 years (18 years as per LoI in previous plan)	
8.	Location	Longitude 28° 33' 2.99"N to 28°33'1.930"N	Latitude 76° 11' 15.646"E to 76° 11'15.303"E
9.	Total Green Area with Percentage	30.40 ha	
10.	Electricity Supply	The electricity required for the project will be sourced from nearby villages. Apart of that diesel will be used for transportation vehicles as well as machineries and that will be drawn from nearest retail outlet.	
11.	Topography of ML area	The mine lease area is consisting of ridges and valleys (Hills). The highest point in the lease area is recorded to be 361 m RL and the lowest point recorded is 252 m RL bottom pit level.	
12.	Mining Method & Technology	Proposed Method of Mining: The present mining operations are designed to be carried out by mechanized open cast mining method. The entire mining operations proposed are mechanized. Apart of mining, the loading and transportation up to stack yard shall be done mechanically. It is proposed to load in the trucks/ dumpers directly to the destinations and mineral is not usually put up in this stack yard to avoid the double handling. In the present operation the bench height shall be 9mtrs. Each bench will advance one by one. While carrying out the mining operations in	

		accordance with the above provision the overall pit slope shall be maintained the 49 ⁰ the mineral bearing rocks being hard and compact. The first mining plan was prepared with a project life of 18 years from the date of EC. The EC in the name of M/s Ridhi Sidhi KSM Resources-JV was considered on dated 17.02.2020. Hence, 14 years are remaining for mining operation. Mining is being carried out and shall remain continue in opencast mechanized mining method.
13.	Proposed working depth	40.m
14.	Ultimate depth of Mining	62.0 m BGL
15.	Ground water level & Intersection	The working depth of the scheme will be 40.0. The general water table around the lease area is at 60-65 m Below Ground Surface Level so there will be no intersection of water table.
16.	Drainage pattern/ water courses	The hill is mainly sloping both east and west direction. Initial mining shall be mainly above the general ground level with only one side of the pit having slope along hill and other side will remain open. Such situation does not warrant any water accumulation as natural drainage will be available from the other open side of the pit. However, as the mine progresses and mining continue below the general ground level as envisaged during later part of lease period, the mining area will become a depression, which may warrant accumulation of water during rainy season. A scheme is proposed to prevent the accumulation of such water.
17.	Water requirement & source	The required water will be supplied by private water tankers. Total water demand will be 36.1 KLD which concluded dust suppression (19.1 KLD), Plantation (13.9 KLD) and Domestic demand (3.0 KLD).
18.	Cost of project	The capital cost for the project will be Rs.7.84 Crores including proposed lease area and machinery will be hired on contract bases.

Table 2 – EMP Details

PROPOSED PLANTATION DETAILS

Year	Plantation Proposed	Survival 80%	Gap Plantation	Species	Place of Plantation
I	6,966	5,573	-	Neem, Peepal, Mango, Shisham, Sirish, Babool, Gulmohar and other local fruity plants	Along the roads, in barren area, surrounding office & rest shelter and other social forestry programme.
II	6,966	5,573	1,393		
III	6,966	5,573	1,393		
IV	-	-	1,393		
V	-	-	-		
Total	20,898	16,719	4,179		

PLANTATION SCHEME

S. No.	Trees	Nos.	Plantation Area
1	Neem, Peepal, Mango, Shisham, Sirish, Babool, Gulmohar and other local fruity plants	18,349	Barrier Zone
2	Neem, Mango, Sheesham, Gulmohar and other local fruity plants	2000	Panchayat & School Zone
3	Neem, Peepal, Shisham, Sirish, Babool & Gulmohar	549	Approach Road
Total		20,898	-

ENVIRONMENT MANAGEMENT BUDGET (5 YEARS)

The total EMP cost 38.5 lakh is 5% of total project cost (7.84 Cr).

S. No.	Particulars	Capital	Recurring	Total
1	Pollution monitoring – Air, Water, Noise	₹ 0	₹ 60,000	₹ 3,00,000
2	Pollution Control – Water sprinkling	₹ 0	₹ 3,00,000	₹ 15,00,000
3	Wire fencing at plantation sites	₹ 0	₹ 50,000	₹ 2,50,000
4	Plantation including maintenance	₹ 5,00,000	₹ 1,00,000	₹ 10,00,000
5	Rainwater harvesting	₹ 2,00,000	₹ 20,000	₹ 3,00,000
6	Haul road and other roads repair and maintenance	₹ 0	₹ 1,00,000	₹ 5,00,000
Total		₹ 7,00,000	₹ 6,30,000	₹ 38,50,000

BUDGET FOR OCCUPATIONAL HEALTH & SAFETY UNDER ESR

S. No.	Description	Annual Budget
1	Health check-up camps	₹ 1,00,000

2	Insurance cover of workers	₹ 1,00,000
3	Assistance to local schools, scholarship to students at Govt. school in Kalali & Kalyana Village	₹ 1,00,000
4	Computer Lab for Govt. school in Kalali & Kalyana Village	₹ 1,00,000
5	Solar Street Lights on Panchayat & Govt. school in Kalali & Kalyana Village	₹ 50,000
6	Sanitations (Toilets) and drinking water facility of Govt. school in Kalali & Kalyana Village	₹ 1,00,000
7	Vocational training to persons for income generation	₹ 50,000
8	Assistance to self-help groups	₹ 50,000
Total		₹ 6,50,000

ACHIEVED CSR EXPENSES

S. No.	CSR Exp.	Total Expenses
1.	Health checkup	₹ 94,100
2.	Sports Activities (Village Panchayat)	₹ 2,16,905
3.	Medical Supply to Hospital (ICU Beds)	₹ 1,98,500
4.	School Cultural Activities	₹ 1,50,000
5.	School Bus for Villagers	₹ 5,15,000
6.	Staff Welfare	₹ 9,31,724
Total		₹ 21,06,229

ACHIEVED EMP EXPENSES

S. No.	EMP EXP.	Total Expenses
1	Air Monitoring System, Pollution Monitoring & Compliances	₹ 9,50,500
2	Wastewater treatment agreement	₹ 20,000
3	Plantation Exp.	₹ 3,16,900
4	Drinking Water Supply	₹ 7,63,034
5	Water Sprinkling in Approach Road & Village	₹ 29,21,840
6	Water Sprinkling in Mines Area	₹ 31,25,000
7	Water Sprinkling for Plantation	₹ 36,21,000
8	Road Maintenance	₹ 76,12,306
Total		₹ 1,93,30,580

The equipment details are given below.

MACHINERY LIST

S. No.	Equipment	Size	Nos
1	Hydraulic Excavator for Loading of mineral	3.2 cum	8
2	Rock breaker (Hydraulic Excavator) as substitute to secondary blasting	1.6 cum	2
3	Rear dumpers for transportation of mineral from mine to destination	25T	28
4	Drill Machine with compressor of 365 cfm capacity.	100-110mm	5
5	Track chain Dozer	350 HP	1
6	Pay loader (General Purpose, loading etc.)	145 HP	1
7	Crane	40T	1
8	Tyre handler	-	1
9	Water sprinkler	10 KL	2
10	Mobile Maintenance van	-	1
11	Tractor	50hp	1
12	Tractor mounted compressor	-	1

DRILLING EQUIPMENT LIST

S. No.	Details	Dia
1	A machine can drill total of meters in a shift	100-110m
2	Total drill meters required per day	540 m
3	Total no of machines required per day	4.50
4	20% consideration for maintenance and spare capacity	0.81
5	Total no of machines required (4.80 say 5)	5

A. Specific Conditions

1. The PP shall get the prior consent of the District Town Planner about the area falling under Aravali range or Natural Conservation Zone as per National Capital Region Planning Board and the Aravali notification dated 07.05.1992 as per Forest NoC issued to the project.
2. The Environmental clearance is granted subject to the Final outcome of Hon'ble Supreme Court of India, Hon'ble High Court of India and any other court of law, if any as applicable to this project.
3. The PP shall construct the pucca link roads to the mining site before the start of mining.
4. The PP shall prepare the Mine safety plan and get it approved from the competent authority before the start of mining.
5. The Main haulage road in the mine should be provided with permanent water sprinklers and other roads should be regularly wetted with water tankers fitted with sprinklers.
6. Transportation of the minerals by road passing through the village shall not be allowed. A 'bypass' road should be constructed (say, leaving a gap of at least 200 meters) for the purpose of transportation of the minerals so that the impact of sound, dust and accidents could be mitigated. The Project Proponent shall bear the cost towards the widening and strengthening of existing public road network in case the same is proposed to be used for the Project. No road movement should be allowed on existing village road network without appropriately increasing the carrying capacity of such roads.
7. Likewise, Alteration or re-routing of foot paths, pagdandies, cart roads, and village infrastructure public utilities or roads (for purposes of land acquisition for mining) shall be avoided to the extent possible and in case such acquisition is inevitable, alternative arrangements shall be made first and then only the area acquired. In these types of cases, inspection Reports by site visit by experts may be insisted upon which should be done through reputed institutes.
8. 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.
9. The EMP cost on Socio Economic activities shall be used before the commencement of the project and 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.
10. The PP shall ensure that the amount as earmarked in EMP Budget for Development and Maintenance of Haulage Route as demanded by the locals during the Public Hearing be spent.
11. Socio Economic Development of the neighbourhood Habitats could be planned and executed by the Project Proponent more systematically based on the 'Need based door to door survey' by established Social Institutes/Workers. The report shall be submitted to the SEIAA on six monthly bases.
12. 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.
13. Proponent shall appoint an Occupational Health Specialist for Regular and Periodical medical examination of the workers engaged in the Project and maintain records accordingly; also, Occupational health check-ups for workers having some ailments like BP, diabetes, habitual smoking, etc. shall be undertaken once in six months and necessary remedial/preventive measures taken accordingly. The Recommendations of National Institute for ensuring good occupational environment for mine workers shall be implemented.
14. An independent study be organized during peak activity, to understand how the actual compare with the carrying capacities and further decisions taken to maintain sustainability of this essential stone extraction and supply activity. Project Proponent shall ensure that the road may not be damaged due to transportation of stone.
10. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project.
11. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed the plantation in 33% of the total area of project site will be carried out including statutory boundary barrier, Gram Panchayat, nearby schools, hospitals and along the road in consultation with local authority or Govt. Body. Native plant species as suggested by villagers/specialist may be planted.
12. Implementation of Action Plan on the issues raised during the Public Hearing shall be ensured. The PP shall complete all the tasks as per the Action Plan submitted with budgetary provisions during the Public Hearing.
13. The mining operations shall be restricted to above ground water table and it should not intersect groundwater table. In case of working below ground water table, prior approval of the Ministry of Environment, forest and Climate Change and Central Ground Water Authority shall be obtained, for which a detailed hydro-geological study shall be carried out; The Report on six monthly basis on changes in Ground water level and quality shall be submitted to the Regional Office of the Ministry.
14. The pollution due to transportation load on the environment will be effectively controlled & water sprinkling will also be done regularly Vehicles with PUCC only will be allowed to ply. The mineral transportation shall be carried out through covered trucks only and the vehicles carrying the mineral shall not be overloaded. Project should obtain 'PUC' certificate for all the vehicles from authorized pollution testing centres.
15. There shall be planning, developing and implementing facility of rainwater harvesting measures on long terms basis in consultation with Regional Director, Central Groundwater Board and implementation of conservation measures to augment ground water resources in the area in consultation with Central Ground Water Board.
16. Where ever blasting is undertaken as part of mining activity, the Project Proponent shall carry out vibration studies well before approaching any such habitats or other buildings, to evaluate the zone of influence and impact of blasting on the

- neighbourhood. Within 500 meters of such sites vulnerable to blasting vibrations avoidance of use of explosives and adoption of alternative means of mineral extraction, such as ripper/dozer combination/rock breakers/surface miners etc. should be seriously considered and practiced wherever practicable. A provision for monitoring of each blast should be made so that the impact of blasting on nearby habitation and dwelling units could be ascertained. The covenant of lease deed under Rule 31 of MCR 1960 provides that no mining operations shall be carried out within 50 meters of public works such as public roads and buildings or inhabited sites except with the prior permission from the competent authority
- 17 The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies before commencement of work.
 - 18 Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
 - 19 The PP shall take precautions to suppress the dust in and around the mining site. Use of effective sprinkler system to suppress fugitive dust on haul roads and other transport roads shall be ensured.
 - 20 Implementation of Haryana Government Rehabilitation and Resettlement of Land Owners' Policy as per applicability in the area.
 - 21 Implementation of Environment Management Policy of the Company w.r.t. judicious use of Mineral resources for growth & development synchronizing mining & environment with prosperity.
 - 22 The Project Proponent shall also take all precautionary measures during mining operation for conservation and protection of endangered flora/fauna, if any, spotted in the study area.
 - 23 The illumination and sound at night at project site, disturb the villages in respect of both human and animal population. Consequent sleeping disorders and stress may affect the health in the villages located close to mining operations. Habitations have a right for darkness and minimal noise levels at night. Project Proponent must ensure that the biological clock of the villages is not disturbed; by orienting the floodlights/masks away from the villagers and keeping the noise levels well within the prescribed limits for day light/night hours.
 - 24 A comprehensive study for slope stabilization of mine benches and OB dumps shall be undertaken within one year.
 - 25 The PP shall manage the overburden at the mining site if left after sale.
 - 26 Washing of all transport vehicles should be done inside the mining lease.
 - 27 The PP shall create environment division unit in the project for implementing the conditions of Environment clearance.
 - 28 The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project if any and also obtained the CTO from HSPCB after the approval from CGWA
 - 29 Any change in stipulations of EC of the approved mining plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
 - 30 The PP shall adhere to the approved mining plan and approved closure plan by the competent authority.

B. Statuary Conditions

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

9. The Project Proponent shall follow the mitigation measures provided in MoEF& CC Office Memorandum No. Z-11013/57/2014-IA.II (M), dated 29th October, 2014, titled "Impact of mining activities on Habitations-Issues related to the mining Projects wherein Habitations and villages are the part of mine lease areas or Habitations and villages are surrounded by the mine lease area".
10. The Project Proponent shall obtain necessary prior permission of the competent authorities for drawl of requisite quantity of surface water and from CGWA for withdrawal of ground water for the project.
11. A copy of EC letter will be marked to concerned Panchayat / local NGO etc. if any, from whom suggestion / representation has been received while processing the proposal.
12. State Pollution Control Board/Committee shall be responsible for display of this EC letter at its Regional office, District Industries Centre and Collector's office/Tehsildar's Office for 30 days.
13. The Project Authorities should widely advertise about the grant of this EC letter by printing the same in at least two local newspapers, one of which shall be in vernacular language of the concerned area. The advertisement shall be done within 7 days of the issue of the clearance letter mentioning that the instant project has been accorded EC and copy of the EC letter is available with the State Pollution Control Board/Committee and web site of the Ministry of Environment, Forest and Climate Change (www.parivesh.nic.in). A copy of the advertisement may be forwarded to the concerned MoEF&CC Regional Office for compliance and record.
14. The Project Proponent shall inform the MoEF&CC for any change in ownership of the mining lease. In case there is any change in ownership or mining lease is transferred than mining operation shall only be carried out after transfer of EC as per provisions of the para 11 of EIA Notification, 2006 as amended from time to time.

I. Air Quality Monitoring and Preservation

1. The Project Proponent shall install a minimum of 3 (three) online Ambient Air Quality Monitoring Stations with 1 (one) in upwind and 2 (two) in downwind direction based on long term climatologically data about wind direction such that an angle of 120° is made between the monitoring locations to monitor critical parameters, relevant for mining operations, of air pollution viz. PM₁₀, PM_{2.5}, NO₂, CO and SO₂ etc. as per the methodology mentioned in NAAQS Notification No. B-29016/20/90/PCI/I, dated 18.11.2009 covering the aspects of transportation and use of heavy machinery in the impact zone. The ambient air quality shall also be monitored at prominent places like office building, canteen etc. as per the site condition to ascertain the exposure characteristics at specific places. The above data shall be digitally displayed within 03 months in front of the main Gate of the mine site.
2. Effective safeguard measures for prevention of dust generation and subsequent suppression (like regular water sprinkling, metalled road construction etc.) shall be carried out in areas prone to air pollution wherein high levels of PM₁₀ and PM_{2.5} are evident such as haul road, loading and unloading point and transfer points. The Fugitive dust emissions from all sources shall be regularly controlled by installation of required equipments/ machineries and preventive maintenance. Use of suitable water-soluble chemical dust suppressing agents may be explored for better effectiveness of dust control system. It shall be ensured that air pollution level conform to the standards prescribed by the MoEF&CC/Central Pollution Control Board.

II. Water Quality Monitoring and Preservation

1. In case, immediate mining scheme envisages intersection of ground water table, then Environmental Clearance shall become operational only after receiving formal clearance from CGWA. In case, mining operation involves intersection of ground water table at a later stage, then PP shall ensure that prior approval from CGWA and MoEF&CC is in place before such mining operations. The permission for intersection of ground water table shall essentially be based on detailed hydro-geological study of the area.
2. Regular monitoring of the flow rate of the springs and perennial Nallahs flowing in and around the mine lease shall be carried out and records maintain. The natural water bodies and or streams which are flowing in an around the village, should not be disturbed. The Water Table should be nurtured so as not to go down below the pre-mining period. In case of any water scarcity in the area, the Project Proponent has to provide water to the villagers for their use. A provision for regular monitoring of water table in open dug wall located in village should be incorporated to ascertain the impact of mining over ground water table. The Report on changes in Ground water level and quality shall be submitted on six-monthly basis to the Regional Office of the Ministry, CGWA and State Groundwater Department / State Pollution Control Board.
3. Project Proponent shall regularly monitor and maintain records w.r.t. ground water level and quality in and around the mine lease by establishing a network of existing wells as well as new piezometer installations during the mining operation in consultation with Central Ground Water Authority/ State Ground Water Department. The Report on changes in Ground water level and quality shall be submitted on six-monthly basis to the Regional Office of the Ministry, CGWA and State Groundwater Department / State Pollution Control Board.

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

III. Noise and Vibration Monitoring and Prevention

1. The peak particle velocity at 500m distance or within the nearest habitation, whichever is closer shall be monitored periodically as per applicable DGMS guidelines.
2. The illumination and sound at night at project sites disturb the villages in respect of both human and animal population. Consequent sleeping disorders and stress may affect the health in the villages located close to mining operations. Habitations have a right for darkness and minimal noise levels at night. PPs must ensure that the biological clock of the villages is not disturbed; by orienting the floodlights/masks away from the villagers and keeping the noise levels well within the prescribed limits for day/night hours.
3. The Project Proponent shall take measures for control of noise levels below 85 dba in the work environment. The workers engaged in operations of HEMM, etc. should be provided with ear plugs/muffs. All personnel including laborers working in dusty areas shall be provided with protective respiratory devices along with adequate training, awareness and information on safety and health aspects. The PP shall be held responsible in case it has been found that workers/personals/laborers are working without personal protective equipment.

IV. Mining Plan

1. The Project Proponent shall adhere to the working parameters of mining plan which was submitted at the time of EC appraisal wherein year-wise plan was mentioned for total excavation i.e. quantum of mineral, waste, over burden, inter burden and top soil etc.. No change in basic mining proposal like mining technology, total excavation, mineral & waste production, lease area and scope of working (viz. method of mining, overburden & dump management, O.B & dump mining, mineral transportation mode, ultimate depth of mining etc.) shall not be carried out without prior approval of the Ministry of Environment, Forest and Climate Change, which entail adverse environmental impacts, even if it is a part of approved mining plan modified after grant of EC or granted by State Govt. in the form to Short Term Permit (STP), Query license or any other name.
2. The Project Proponent shall get the Final Mine Closure Plan along with Financial Assurance approved from Indian Bureau of Mines/Department of Mining & Geology as required under the Provision of the MMDR Act, 1957 and Rules/ Guidelines made there under. A copy of approved final mine closure plan shall be submitted within 2 months of the

approval of the same from the competent authority to the concerned Regional Office of the Ministry of Environment, Forest and Climate Change and SEIAA for record and verification.

3. The land-use of the mine lease area at various stages of mining scheme as well as at the end-of-life shall be governed as per the approved Mining Plan. The excavation vis-à-vis backfilling in the mine lease area and corresponding afforestation to be raised in the reclaimed area shall be governed as per approved mining plan. PP shall ensure the monitoring and management of rehabilitated areas until the vegetation becomes self-sustaining. The compliance status shall be submitted half-yearly to the MoEF&CC and its concerned Regional Office.

V. Land Reclamation

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

VI. Transportation

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

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

VII. Green Belt

1. The Project Proponent shall develop greenbelt in 7.5m wide safety zone all along the mine lease boundary as per the guidelines of CPCB in order to arrest pollution emanating from mining operations within the lease. The whole Green belt shall be developed within first 5 years starting from windward side of the active mining area. The development of greenbelt shall be governed as per the EC granted irrespective of the stipulation made in approved mine plan.
2. The Project Proponent shall carryout plantation/afforestation in backfilled and reclaimed area of mining lease, around water body, along the roadsides, in community areas etc. by planting the native species in consultation with the State Forest Department/ Agriculture Department/ Rural development department/Tribal Welfare Department/Gram Panchayat such that only those species be selected which are of use to the local people. The CPCB guidelines in this respect shall also be adhered. The density of the trees should be around 2500 saplings per Hectare. Adequate budgetary provision shall be made for protection and care of trees.
3. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
4. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
5. The Project Proponent shall make necessary alternative arrangements for livestock feed by developing grazing land with a view to compensate those areas which are coming within the mine lease. The development of such grazing land shall be done in consultation with the State Government. In this regard, Project Proponent should essentially implement the directions of the Hon'ble Supreme Court with regard to acquisition of grazing land. The sparse trees on such grazing ground, which provide mid-day shelter from the scorching sun, should be scrupulously guarded/ protected against felling and plantation of such trees should be promoted.
6. The Project Proponent shall undertake all precautionary measures for conservation and protection of endangered flora and fauna and Schedule-I species during mining operation. A Wildlife Conservation Plan shall be prepared for the same clearly delineating action to be taken for conservation of flora and fauna. The Plan shall be approved by Chief Wild Life Warden of the State Govt. and implemented in consultation with the State Forest and Wildlife Department. A copy of Wildlife Conservation Plan and its implementation status (annual) shall be submitted to the Regional Office of the Ministry.
7. 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.

VIII. Public Hearing and Human Health Issues

1. The Project Proponent shall appoint an Occupational Health Specialist for Regular as well as Periodical medical examination of the workers engaged in the mining activities, as per the DGMS guidelines. The records shall be maintained properly. PP shall also carryout Occupational health check-ups in respect of workers which are having ailments like BP, diabetes, habitual smoking, etc. The check-ups shall be undertaken once in six months and necessary remedial/ preventive measures be taken. A status report on the same may be sent to MoEF&CC Regional Office and DGMS on half-yearly basis.
2. The Project Proponent must demonstrate commitment to work towards 'Zero Harm' from their mining activities and carry out Health Risk Assessment (HRA) for identification workplace hazards and assess their potential risks to health and determine appropriate control measures to protect the health and wellbeing of workers and nearby community. The proponent shall maintain accurate and systematic records of the HRA. The HRA for neighborhood has to focus on Public Health Problems like Malaria, Tuberculosis, HIV, Anaemia, Diarrhoea in children under five, respiratory infections due to bio mass cooking. The proponent shall also create awareness and educate the nearby community and workers for Sanitation, Personal Hygiene, Hand washing, not to defecate in open, Women Health and Hygiene (Providing Sanitary Napkins), hazard of tobacco and alcohol use. The Proponent shall carryout base line HRA for all the category of workers and thereafter every five years.
3. The Proponent shall carry out Occupational health surveillance which be a part of HRA and include Biological Monitoring where practical and feasible, and the tests and investigations relevant to the exposure (e.g. for Dust a X-Ray

chest; For Noise Audiometric; for Lead Exposure Blood Lead, For Welders Full Ophthalmologic Assessment; for Manganese Miners a complete Neurological Assessment by a Certified Neurologist, and Manganese (Mn) Estimation in Blood; For Inorganic Chromium- Fortnightly skin inspection of hands and forearms by a responsible person. Except routine tests all tests would be carried out in a Lab accredited by NABH. Records of Health Surveillance must be kept for 30 years, including the results of and the records of Physical examination and tests. The record of exposure due to materials like Asbestos, Hard Rock Mining, Silica, Gold, Kaolin, Aluminum, Iron, Manganese, Chromium, Lead, Uranium need to be handed over to the Mining Department of the State in case the life of the mine is less than 30 years. It would be obligatory for the State Mines Departments to make arrangements for the safe and secure storage of the records including X-Ray. Only conventional X-Ray will be accepted for record purposes and not the digital one). X-Ray must meet ILO criteria (17 x14 inches and of good quality).

4. The Proponent shall maintained a record of performance indicators for workers which includes (a) there should not be a significant decline in their Body Mass Index and it should stay between 18.5 -24.9, (b) the Final Chest X-Ray compared with the base line X-Ray should not show any capacities ,(c) At the end of their leaving job there should be no Diminution in their Lung Functions Forced Expiratory Volume in one second (FEV1), Forced Vital Capacity (FVC), and the ratio) unless they are smokers which has to be adjusted, and the effect of age, (d) their hearing should not be affected. As a proof an Audiogram (first and last need to be presented), (e) they should not have developed any Persistent Back Pain, Neck Pain, and the movement of their Hip, Knee and other joints should have normal range of movement, (f) they should not have suffered loss of any body part. The record of the same should be submitted to the Regional Office, MoEF&CC annually along with details of the relief and compensation paid to workers having above indications.
5. The Project Proponent shall ensure that Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects.
6. Project Proponent shall make provision for the housing for workers/labors or shall construct labor camps within/outside (company owned land) with necessary basic infrastructure/ facilities like fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche for kids etc. The housing may be provided in the form of temporary structures which can be removed after the completion of the project related infrastructure. The domestic waste water should be treated with STP in order to avoid contamination of underground water.
7. The activities proposed in Action plan prepared for addressing the issues raised during the Public Hearing shall be completed as per the budgetary provisions mentioned in the Action Plan and within the stipulated time frame. The Status Report on implementation of Action Plan shall be submitted to the concerned Regional Office of the Ministry along with District Administration.

IX. Corporate Environment Responsibility (CER)

1. The activities and budget earmarked for Corporate Environmental Responsibility (CER) as per Ministry's O.M No 22-65/2017-IA. II (M) dated 01.05.2018 or as proposed by EAC should be kept in a separate bank account. The activities proposed for CER shall be implemented in a time bound manner and annual report of implementation of the same along with documentary proof viz. photographs, purchase documents, latitude & longitude of infrastructure developed & road constructed needs to be submitted to Regional Office MoEF&CC annually along with audited statement.
2. Project Proponent shall keep the funds earmarked for environmental protection measures in a separate account and refrain from diverting the same for other purposes. The Year wise expenditure of such funds should be reported to the MoEF&CC and its concerned Regional Office.

X. Miscellaneous

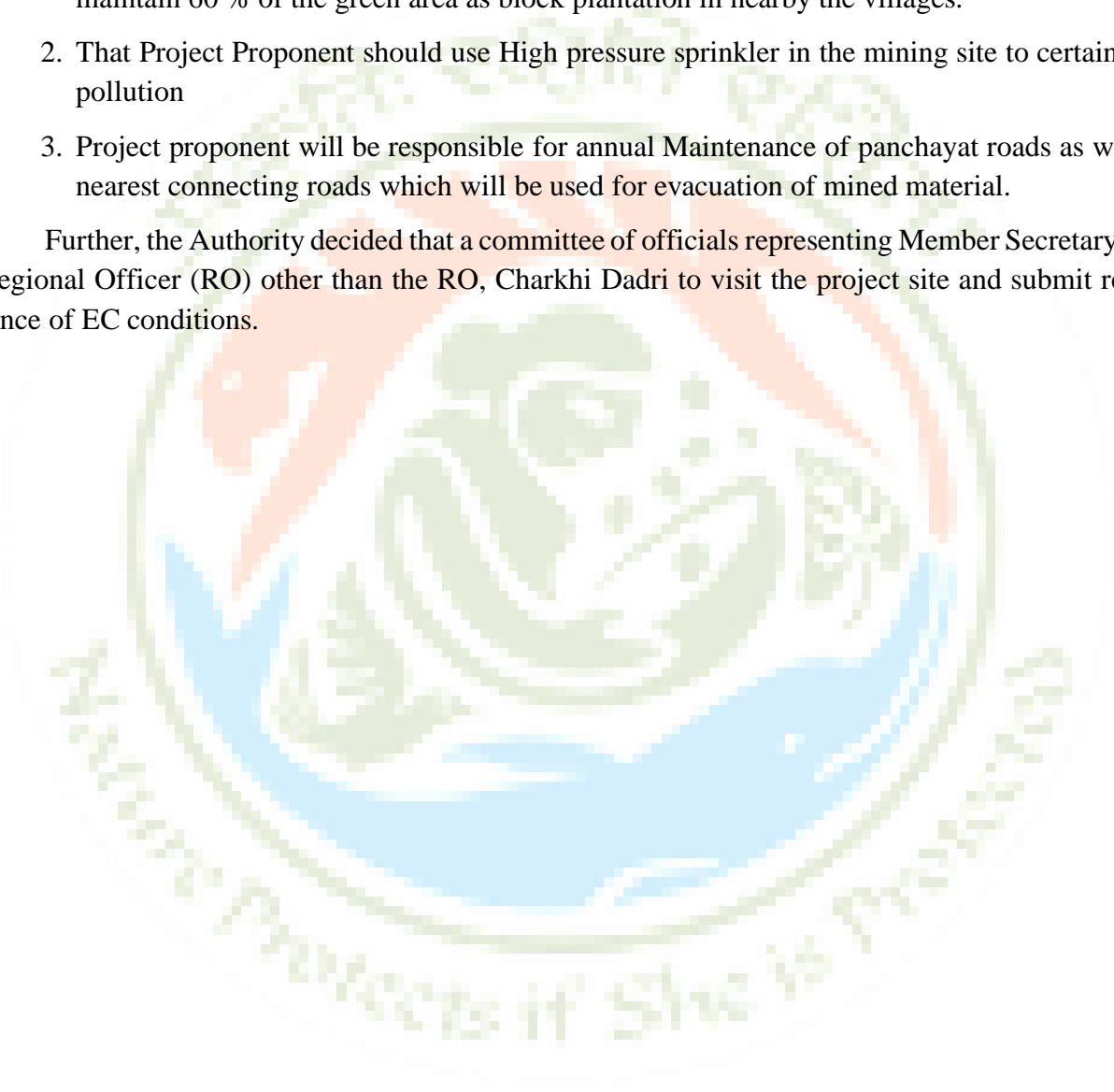
1. The Project Proponent shall prepare digital map (land use & land cover) of the entire lease area once in five years purpose of monitoring land use pattern and submit a report to concerned Regional Office of the MoEF& CC.
2. The Project Authorities should inform to the Regional Office regarding date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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The Proposal was taken up during the 176th Meeting of SEIAA held on 13.06.2024. The Project proponent presented the case before the Authority. The Authority, considering the recommendations of the State Expert Appraisal Committee (SEAC), **decided to grant Environmental Clearance till the validity of Mining Plan i.e. for five years from the date of approval of Mining Plan as approved vide letter dated 16.06.2023 for Area 64.40 Ha with 80,00,000 MT/year production** by Director General, Mines & Geology Department, Haryana under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with these additional conditions:-

1. That Project Proponent shall submit within **one month** revised green area plan and so as to maintain 60 % of the green area as block plantation in nearby the villages.
2. That Project Proponent should use High pressure sprinkler in the mining site to certain dust pollution
3. Project proponent will be responsible for annual Maintenance of panchayat roads as well as nearest connecting roads which will be used for evacuation of mined material.

Further, the Authority decided that a committee of officials representing Member Secretary SEIAA and a Regional Officer (RO) other than the RO, Charkhi Dadri to visit the project site and submit report on compliance of EC conditions.



Item No. 176.20

EC for the Proposed Expansion of Residential Group Housing Colony in the Revenue Estate of Village Kherki Daula, Sector 76, Gurugram, Haryana by M/s Whiteland Corporation Private Limited.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/466324/2024 dated 18.03.2024 for obtaining **Environment Clearance for Expansion** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 516340 dated 08.02.2024.

Appraisal & Recommendations of SEAC:

The case was taken up in 289th meeting of SEAC and decided to defer this case for request of pp

The case was taken up in **291st meeting held on 30.04.2024**. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated 30.04.2024 alongwith an affidavit.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Whiteland Corporation Pvt. Ltd & Nipper Propbuild Pvt. Ltd. in collaboration with Whiteland Corporation Pvt. Ltd (as per the License issued by DTCP vide Endst No. LC-4772-B/JE(SB)-2023/28230 dated 25.08.2023)** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with the following details and specific & general stipulations.

Table 1 – Basic Detail

Name of the project: EC for the Proposed Expansion of Residential Group Housing Colony in the Revenue Estate of Village Kherki Daula, Sector 76, Gurugram, Haryana by Whiteland Corporation Private Limited				
Sr. No.	Particulars	As Per Earlier EC	Expansion	Area (S.qm)
1.	Online Proposal no.	SIA/HR/INFRA2/466324/2024		
2.	Latitude	28°23'39.02"N		
3.	Longitude	76°59'24.30"E		
4.	Plot Area	48400.326 Sqm	9,372.100Sqm	57772.426 Sqm
5.	Net Plot Area	38,700.858 Sqm	7,247.500 Sqm	45,948.358 Sqm
6.	Total FAR Proposed	141711.916 Sqm	42,625.536 Sqm	184337.452 Sqm
7.	Proposed Ground coverage	11,268.390 sqm	1,373.547 sqm	12,641.937 sqm
8.	Total Non -FAR	1,15,629.484Sqm	22,533.514 Sqm	1,38,162.998Sqm
9.	Total Built Up area	257341.40sqm	65159.050 sqm	322500.45sqm
10.	Total Green Area with Percentage	9675.215 sqm 25%	3,505.324 sqm	13180.538 sqm (28.68% of net plot area)
11.	No of RWH of Pits Proposed	12	2	14
12.	Total Parking	1,550 ECS	533 ECS	2,083 ECS
13.	Power Requirement	7,317 KVA	329 KVA	7,646 KVA
14.	Power Backup	6 Nos of DG Total Capacity 6,530 kVA (2 x 1500 kVA + 3 X 1010 kVA + 1 x 500 kVA)	1 x 500 kVA	7 Nos of DG Total Capacity 7,030 kVA (2 x 1500 kVA + 3 x 1010 kVA + 2 x 500 kVA)
15.	Total Water Requirement	551 KLD	172 KLD	723 KLD
16.	Domestic water	357 KLD	116 KLD	473 KLD
17.	Fresh Water Requirement	357 KLD	116 KLD	473 KLD
18.	Treated Water	194 KLD	56 KLD	250 KLD
19.	Wastewater Generation	424 KLD	131 KLD	555 KLD
20.	Proposed STP Capacity	660 KLD	190 KLD	850 KLD
21.	Solid Waste Generation	2,987 kg/day	917 kg/day	3,904 kg/day
22.	Organic waste converter	2 nos. of Organic waste converters of capacity 2,500 Kg/day = (2x1,250 Kg/day	500 Kg/day	2 nos. of Organic waste converters of capacity 3,000 Kg/day = (2 x 1,500 Kg/day)

23.	Bio Degradable waste	1170Kg/day	1189 Kg/day	2,359 Kg/day
24.	Total Population	6,985	1,946	8,931
25.	Max. height of building	157.70 m Max. Till terrace floor	8.55 m	166.250 meter Max
26.	Dwelling unit	619	253	872
27.	EWS Unit	112	48	160
28.	Domestic Servant Unit	134	24	158
29.	Main towers	9	2	11
30.	EWS	1	-	1
31.	Community building	1	-	1
32.	Commercial /Convenient Shopping	1	-	1
33.	Nursery School	1	-	1
34.	Max. No of floors	(B3 + B2 + B1 +G/S+ 42) Max.		(B3 + B2 + B1 + G/S+ 42) Max.
35.	Total Cost of the project:	1,785.8023 Crore	632.7946 Crore	2,418.5969 Crore
36.	EMP Cost/Budget	Rs. 1,785 Lakhs	Rs. 130 Lakh	Rs. 1,915 Lakh
37.	Incremental Load in respect of		PM 2.5	0.0038 µg/m ³
			PM 10	0.00656 µg/m ³
			PM 10	0.00656 µg/m ³
			NO ₂	0.0086 µg/m ³
			CO	0.0000052 mg/m ³
38.	Construction Phase:	Power Back-up		1 x 500 kVA
		Water Requirement & Source		10 KLD
		STP (Modular)		10 KLD
		Anti-Smoke Gun		1 Nos

Table 2 – EMP Details

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)	5.00	25.00	Waste Water Management (Sewage Treatment Plant/Effluent Treatment Plant)	300.00	350.00
Garbage & Debris disposal	10.0	10.0	Solid Waste Management (Dust bins)	60.00	150.00
Green Belt Development	10.0	15.0	Green Belt Development	150.00	180.0
Air, Noise, Soil, Water Monitoring	0.00	10.00	Monitoring for Air, Water, Noise & Soil	00.00	20.0
Rainwater harvesting system	50.0	10.00	Rainwater harvesting system	00.00	50.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	50.0	10.0	DG Sets including stack height and acoustics	200.00	20.00
Medical cum First Aid facility (providing medical room & Doctor)	20.0	80.0	Energy Saving (Solar Panel system)	40.0	10.00
Storm Water Management (temporary drains and sedimentation basin)	30.00	10.00	Providing Desktop Nearby Village KherkiDaula	20.00	0.00
			Adoption of nearby pond Baba Joharwala mandir pond Pond ID: 01-HR-GG-MG-GM-0160-SHIK-001	20.00	0.00
Total	175.00	170.00	Total	790.00	780.00
G. Total	Rs. 1,915 Lakh				

A. Specific Conditions

1. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra-Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.

3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
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 is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 13180.538 sqm(28.68% of net plot area)shall be provided for green area development.**
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. **14 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
26. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
27. The PP shall increase solar panel capacity to 80 kVA.
28. **The PP shall adopt a Pond at Baba Joharwala mandir pond**
Unit ID: 01-HR-GGM-GGM-0160-SHIK-001) for its rejuvenation and beautification

29. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statuary Conditions

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

I. Air Quality Monitoring and Preservation

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

location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

II. Water Quality Monitoring and Preservation

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

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

III. Noise Monitoring and Prevention

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

IV. Energy Conservation Measures

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

V. Waste Management

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

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

X. Miscellaneous

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The Proposal was taken up during the 176th Meeting of SEIAA held on 13.06.2024. The Project proponent presented the case before the Authority. The Authority, considering the recommendations of the

State Expert Appraisal Committee (SEAC), decided to grant Environmental Clearance to **Whiteland Corporation Pvt. Ltd & Nipper Propbuild Pvt. Ltd. in collaboration with Whiteland Corporation Pvt. Ltd (as per the License issued by DTCP vide Endst No.LC-4772-B/JE(SB)-2023/28230 dated 25.08.2023)** as per EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with these additional conditions: -

1. That Project Proponent shall submit within one month revised green area plan so as to maintain 60 % of the green area as block plantation in the project site.
2. The Project proponent will undertake mitigation measures during the construction period to control dust pollution.
3. Project proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.

