



Minutes of the 297th Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 29.07.2024 under the Chairmanship of Sh.V.K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006.

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

The Minutes of 296th meeting were discussed and approved. In Agenda of this meeting, 14 nos. of projects, received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

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

297.01 EC for Group Housing Colony Project developed on a plot area of 5.0 Acres at Village Kasbe, Sector 36, Karnal Haryana by M/s JBB Infrastructures Private Limited

Project Proponent : Sh. Jitender Singh
Consultant : Aplinka Solutions & Technologies Pvt. Ltd

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2474146/2024 dated 22.05.2024 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.476656 dated 22.05.2024.

Table 1: Basic Detail

Name of the Project: EC for Group Housing Colony Project “JBB Grand” at of Village Kasbe, Sector 36, District-Karnal, Haryana by M/s JBB Infrastructures Pvt. Ltd		
Sr. No.	Particulars	
Online Proposal no.SIA/HR/INFRA2/474146/2024		
1.	Latitude	29°39'44.74"N
2.	Longitude	77° 0'17.77"E
3.	Category	8 (a)
4.	Total Plot Area	20,234.130 m ² (5.0 Acres)
5.	Proposed Ground Coverage	5120.380 sqm (25.31 % of plot area)



6.	Total proposed FAR		35,358.86 sqm	
7.	Total Non-FAR		12,928.96 sqm	
8.	Total Built Up area		48,287.82 sqm	
9.	Total Green Area with Percentage		4046.83 sqm (20 % of total Plot area)	
10.	Rain Water Harvesting Pits		05 No.	
11.	Total Parking		554 ECS	
12.	Maximum Height of the Building		26.850 meters	
13.	Power Requirement		1601.65 KW	
14.	No. of DG set		2 DG sets, each of 250kVA capacity	
15.	Capacity of STP		1*210 KLD	
16.	Total Estimated Water Demand		166 KLD	
17.	Total Waste Water Generated during operational phase		123 KLD	
18.	Fresh Water Demand		107 KLD	
19.	Total treated water		110 KLD (after treatment of wastewater from STP)	
20.	Treated Water Demand		59 KLD	
21.	Solid waste generated		852 Kg/day	
22.	Total Population		1880 No.	
23.	Number of floors		Total 8 residential towers : Tower T2A, T2B, T2C, T2D, T2E: B+S+8 floors Tower T3: S+8 floors Tower T1A: S+7 floors Proposed Tower T4 : G/S+8 floors EWS: G+4 floors	
24.	Number of Building Blocks		Total 8 Residential Towers, EWS block, commercial block & community building	
25.	Total Cost of the project:		Rs. 61.14 Crores	
26.	EMP Budget		Capital cost	13.50 lakhs
			Recurring cost	2.20 lakhs
			Nearby area/ outside the project boundary	3.0 Lakhs
27.	Incremental Load in respect of:	i) PM _{2.5}	0.03713 µg/m ³	
		ii) PM ₁₀	0.09900 µg/m ³	
		iii) SO ₂	0.14262 µg/m ³	
		iv) NO ₂	0.69301 µg /m ³	
		v) CO	0.14262 µg/m ³	
27.	Status of Project		One tower is pending for construction	

This case was firstly taken up in 294th meeting held on 11.06.2024. PP and consultant appeared before the committee and presented their case.



It has been apprised to the committee that previous Environment Clearance (EC) has been granted by Ministry of Environment, Forests & Climate Change, Government of India vide letter dated 19.06.2008. Since the EC has been expired as such PP/Consultant has filed the fresh case for EC for left over area. Therefore, following details are required to proceed further:

1. The brief history of the proposal/project in chronological order stating/giving the details of following aspects:
 - a) The status of Building Plan alongwith Zoning Plan.
 - b) Detail of area including FAR/Non-FAR and Parking Area (already constructed and yet to be provided) as there no such detail have been given in previous EC.
 - c) In the previous EC number of dwelling unit have been given but there is no mention of dwelling towers whereas Project Proponent/Consultant has applied for construction of last 8th Tower.
2. The status of Six Monthly Compliance.
3. The Certified Compliance Report has been obtained from the Ministry of Environment, Forests, Wildlife & Climate Change.
4. The detail of ongoing litigation with Haryana State Pollution Control Board regarding CTE/CTO.
5. The status of already constructed tower whether it is operational or yet to be put into operation.
6. The validity of license granted by the Directorate, Town & Country Planning, Haryana.

Further, the case was taken up in 297th meeting held on 29.07.2024. PP and consultant appeared before the committee and presented their case. The PP submitted reply to the observations raised during 294th Meeting of SEAC, Haryana held on 11.06.2024 and committee discussed the reply submitted by PP.

During further discussion, the committee raised some more observations to which PP replied alongwith an affidavit dated 01.08.2024 stating therein as under:

1. That, the Ministry of Environment and Forest granted the first Environmental Clearance (EC) for the group housing project by JBB Infrastructure Private Ltd on June 19, 2008, for a plot area of 5.0 Acres and a built-up area of 35,865.0 sqm.
2. It is brought to the attention of the concerned authorities that in the EC letter issued by the Ministry, only the Floor Area Ratio (FAR) was explicitly mentioned as the built-up area, as can be inferred from the initial approved drawing that indicated the FAR area of 35,865.0 sqm.
3. In the initial proposal submitted with the first EC granted in 2008, JBB Infrastructure Private Ltd outlined plans to construct eight towers, 1 EWS block, a community center, and convenient shopping. Subsequently, seven towers, 1 EWS block, the community center, and convenient shopping have been successfully constructed.
4. The eighth tower, as outlined in the original proposal, has yet to be constructed. Valid environmental clearance is imperative to proceed with its construction. To this end, JBB Infrastructure Private Ltd has duly applied for the necessary environmental clearance under schedule 8(a).



5. A litigation against M/s JBB Infrastructures Pvt. Ltd is undergoing in the Special Environment Court Kurukshetra w.r.t CTE renewal application.M/s JBB Infrastructures Pvt. Ltd has submitted requisite documents in this regard to the Special Environment Court. Per the replies submitted in the special environment court, M/s JBB Infrastructures Pvt. Ltd has been granted Consent to Operate (CTO) from HSPCB dated 17.09.2018 for period of 01.10.2019 to 30.09.2024. **The final decision of the Special Environment Court in this case will be followed.** The latest Court Proceeding is attached as **Annexure 2**
6. That, the project site lies at 122.91 Km, 78.79 Km and 113.22 Km distance from the IGI Airport New Delhi, Air Force Station, Ambala and Chandigarh Airport respectively. Project site is not covered in the CCZM map of AAI. Hence, the Height Clearance NOC from Airport Authority of India is not applicable for the project site. Color coded Zoning Map attached as **Annexure 3**
7. That, the Forest NOC is obtained from the Divisional Forest Officer, Karnal (Government of Haryana) vide Reference No. (SRN): GEA-YRL-R0E9 dated 02.07.2024 for the Group Housing Project by M/s JBB Infrastructures Pvt. Ltd on a plot area measuring 5.0 Acres. Forest NOC attached as **Annexure 4**
8. That, the Fire NOC has been obtained from the Assistant Divisional Fire Officer, Fire Station Office Karnal vide Memo No. FS/2022/312 dated 16.11.2022 and Memo No: FS/2021/20 dated 30.07.2021. Fire NOC attached as **Annexure 5**
9. That, no Revenue Rasta and HT line is passing through the project site.
10. That, total 20% of plot area (i. e.4046.83 sqm) will be developed as green area. 12% (2428.10 sqm) out of the 20% (4046.83 sqm) of total green area will be developed as block green area. Revised Landscape plan attached as **Annexure 8**.
11. That, the OWC at the project site will be installed at site to treat the biodegradable waste of entire project.
12. That, in order to maintain the latest parameter of STP inlet and outlet, the existing STP will be upgraded by installation of Ultrafiltration system.

PP further submitted EMP Details as follows:

**Table 1:
EMP Budget (For Construction Phase)**

S. No	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1.	EMP cost of Construction phase(green net, tarpaulin cover to cover the construction material)	2	0.20
2.	Sanitation for labors (mobile toilets/septic tank)	1	0.20
3.	Anti-Smog Gun	2	0.20
4.	Handling of construction waste material	0.50	0.10
Total		5.50	0.70



Table 1a:
EMP budget (for operation phase)

S.no	Component	Capital Cost (lakhs)	Recurring Cost/Annum (lakhs)
1.	Acoustic enclosure/stack for DG sets and Energy savings	0.50/-	0.10/-
2.	Solid Waste Management (waste collection & waste handling)	0.50/-	0.20/-
3.	Green Area/ Landscape Area	1/-	0.20/-
4.	Installation of Solar PV	4/-	0.50/-
5.	Water efficient fixture and measures	2/-	0.50/-
Total		8/-	1.50/-

Table 1b:
Brief budget outline with activities budget for nearby area/wildlife/outside the project boundary

S. No.	Activities	Proposed Locations	Tangible outcome	Capital Cost (in Rs)							Total cost (in Rs)
				1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1.	Pond Maintenances (area less than 5 acres)	Location: Kasbe village	1 pond	25,000	-	25,000	-	15,000	-	15,000	80,000
2.	Installation of Smart classroom in School	1. Govt. girls high school 2. Govt. senior secondary, School	2 smart classrooms	-	50,000	-	50,000	50,000	-	-	1,50,000
3.	Books distribution in Library		Distribution in three libraries	10,000	-	-	10,000	20,000	15,000	15,000	70,000
Total											3,00,000

A detailed discussion was held on the documents submitted regarding Green Area, EMP, AAI NOC, OC, CTO, previous EC conditions, Forest NOC, Fire NOC, CA certificate, OWC, Revenue Rasta, STP, HT Line, Court Cases, CCR, ATR along with remarks, ground water permission as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **M/s JBB Infrastructures Pvt. Ltd (as per the license no.95 of 2008 issued by DTCP vide letter Endst. No.5DP-II-2007/2725dated 12.05.2008; (further valid upto 11.05.2028).**



The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The 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 marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. 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 lightening 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 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.
22. 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.
23. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
24. The minimum growth of trees should be 03 meters with sufficient canopy.
25. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
26. 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).
27. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
28. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
29. Water intensive and/or invasive species should not be used for landscaping.
30. As proposed 4046.83 sqm (20% of the plot area) shall be provided for green area development at the project site, out of which 2428.10 sqm (12% of Green Area) shall be evolved as block green area.
31. **05 Rain Water Harvesting Pits** 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 provide solar power as per HAREDA norms.
34. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
35. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
36. 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 Compliance:

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

I Air Quality Monitoring and Preservation

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



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

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

II Water Quality Monitoring and Preservation

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



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

III Noise Monitoring and Prevention

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



IV Energy Conservation Measures

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

V Waste Management

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

297.02 EC for Proposed Group Housing Colony at Sector-37 C, Village Basai, Gurugram, Haryana by M/s Jubilant Malls Private Limited

Project Proponent : Not Present
Consultant : Not Present

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/476707/2024dated 28.05.2024 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.620816dated 04.05.2024. Standard ToR was granted to the project on26.04.2024

The case was taken up in 294th meeting held on 11.06.2024 but was deferred on request of PP made vide letter dated 10.06.2024 on the ground of non availability of Certified Compliance Report.



The case was taken up in 297th meeting held on 29.07.2024. However, PP requested vide a letter dated 29.07.2024 to defer their case as the Certified Compliance Report is still under process. The committee acceded with the request of PP and deferred their case.

297.03 EC of Proposed Affordable Group Housing Colony Project at Village Sohna, Sector 2 & 35, Sohna, District Gurugram, Haryana by M/s Adore Buildcon LLP

Project Proponent : Sh. Abhishek
Consultant : Aplinka Solutions & Technologies Pvt. Ltd

The Project Proponent submitted online Proposal SIA/HR/INFRA2/484893/2024 dated 08.07.2024 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.026751 dated 08.07.2024

Table 1 – Basic Details

EC for Proposed Affordable Group Housing Colony at Village Sohna, Sector 02 &35, Sohna, District- Gurugram, Haryana by M/s Adore Buildcon LLP		
Sr. No.		Particulars
Online Proposal no.SIA/HR/INFRA2/484893/2023		
1.	Latitude	28°16'34.16"N
2.	Longitude	77° 3'44.19"E
3.	Category	8 (a)
4.	Total Plot Area	27,392.116 sqm (6.76875 Acres)
5.	Net Plot Area	23,676.703 sqm (5.850 Acres)
6.	Proposed Ground Coverage	5457.938 sqm (23.05 % of net plot area)
7.	Total proposed FAR	53502.151 sqm
8.	Total Non-FAR	21539.782 sqm + 64.95 sqm + 64.95 sqm (community hall and Anganvadi)
9.	Total Built Up area	75,171.833 sqm
10.	Total Green Area with Percentage	4735.20 (20% of net plot area)
11.	Rain Water Harvesting Pits	05 No.
12.	Total Parking	429 ECS, 850 scooters
13.	Maximum Height of the Building	69.98 meters
14.	Power Requirement	2706.03 KW
15.	No. of DG set	3 DG sets of total 1200 kVA Capacity (2*500 kVA and 1*200 kVA capacity)
16.	Capacity of STP	2 STP of total 530 KLD capacity (1*420 KLD+1*110 KLD)
17.	Total Estimated Water Demand	409 KLD
18.	Total Waste Water Generated during operational phase	331 KLD
19.	Fresh Water Demand	285 KLD
20.	Total treated water	298 KLD (after treatment of wastewater from STP)
21.	Treated Water Demand	124 KLD
22.	Solid waste generated	2314 Kg/day



23.	Total Population		5412 individuals															
24.	Number of floors		Total 10 residential towers with: Tower 1 to 4 and Tower 6 to 9 :B+S+19 floors Tower 5 : B+S+15 floors Tower 10: (S/G+13 floors)															
25.	Number of Building Blocks		10 Residential Towers, Aanganvadi/Crèche, Community building and Commercial Block (A, B, C&D), Mumty –Machine room and Basement.															
26.	Total Cost of the project:		Rs. 216.67 Crores															
27.	EMP Budget		<div>Total EMP budget: 484.0 Lakhs</div> <div>EMP Budget Details</div> <table><tr><th>S. No.</th><th>Particular</th><th>Cost in Lakhs</th></tr><tr><td>1.</td><td>EMP budget for nearby area/ outside the project boundary</td><td>20/-</td></tr><tr><td>2.</td><td>EMP budget for inside the project boundary (Capital cost)</td><td>345/-</td></tr><tr><td>3.</td><td>EMP budget for inside the project boundary (Recurring cost)</td><td>119/-</td></tr><tr><td></td><td>Total EMP</td><td>484/-</td></tr></table>	S. No.	Particular	Cost in Lakhs	1.	EMP budget for nearby area/ outside the project boundary	20/-	2.	EMP budget for inside the project boundary (Capital cost)	345/-	3.	EMP budget for inside the project boundary (Recurring cost)	119/-		Total EMP	484/-
S. No.	Particular	Cost in Lakhs																
1.	EMP budget for nearby area/ outside the project boundary	20/-																
2.	EMP budget for inside the project boundary (Capital cost)	345/-																
3.	EMP budget for inside the project boundary (Recurring cost)	119/-																
	Total EMP	484/-																
28.	Incremental Load in respect of:	i) PM _{2.5}	0.060 µg/m ³															
		ii) PM ₁₀	0.151 µg/m ³															
		iii) SO ₂	0.215µg/m ³															
		iv) NO ₂	1.063 µg/m ³															
		v) CO	0.73714 µg/m ³															
29.	Status of Project		Vacant Land															

The case was taken up in 297th meeting held on 29.07.2024. PP presented the case before the committee. The committees discussed the case and raise some observations to which PP replied vide letter dated 01.08.2024 alongwith an affidavit of even date stating therein as under:

- That, M/s Adore Buildcon LLP has obtained license vide 51 of 2024 dated 15.03.2024 over 27,392.116 sqm (6.76875 acres) of land area, valid up to 14.03.2029. A sector dividing 60m wide road is proposed through the project site. This road bifurcates the project site within two sectors creating two land parts of project site and thus approx. 0.91 Acres of land is getting deducted from the total plot area. Therefore, the net plot area for the project development remains is 23,676.703 sqm (i.e. 5.850 Acres). The land license is attached as **Annexure 1**.
- That, during the proposal submission, single STP provision having capacity of 420 KLD was proposed for wastewater treatment. However, considering the 60 m wide sector road; services cannot be laid down across the two parts of projects and service drawing approval has been obtained with provision of two separate STPs (420KLD +110 KLD) to cater the wastewater treatment of both parts of project land. There is an increase in overall STP capacity since efficiency has to be maintained for both the STP units. Separate services plan for the project attached as **Annexure 5**
- That, HT line of 11 KV passing through the project site is proposed to be shifted as mentioned in approved zoning plan DRG no. DTCP 10139 dated 15.03.2024. The same is already removed in the approved building plan issued by DTCP dated 25.04.2024. The approved zoning plan and approved building plan are



attached as **Annexures 2 & 3** respectively. Also, the majority of the HT line falls at the sector road itself where development has not been proposed. Permission from the competent authority in this regard is under process.

- iv. That, as per the approved layout plan, the sanctioned green area is 4000 sqm (16.89% of the net plot area). However, as per the suggestions received during the meeting total 20% of plot area (i.e. 4735.20 sqm) will be developed as green area 12% (2841.20 sqm) out of the 20% (4735.20 sqm). Of total green area will be developed as block green area. The revised landscape plan is attached as **Annexure 4**.
- v. As per the approved zoning and building plan by DTCP, approx. 0.91 acres (3715.413 sqm) area is being deducted under 60m wide sector road, effective plot area get reduced for development. Since, sector road is passing through project dividing the project in two parts; there will be provision of setback area along side of sector road that again constrains greater area towards the road/paved. The plot land-use has been planned as per the requirements and permissible limits. 23.05% of the net plot area is planned for ground coverage against the permissible 50% limit. There is no scope to extend the green area further on the site. Plot area bifurcation along with mosaic plan is given in Reply point no. 2.

PP further submitted EMP Details as follows:

Table 1: EMP budget (for construction phase-05years)

S. No	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1.	EMP cost of Construction phase(material handling, green net, tarpaulin cover to cover the construction material)	15	20
2.	Tractors/Tanker cost for Water sprinkling for dust suppression	10	7
3.	Wheel wash arrangement during construction phase	2	2
4.	Sanitation for labors (mobile toilets/septic tank)	10	8
5.	Anti-Smog Gun	20	10
6.	Sedimentation tank	8	1
Total		65	48

Table 1a: EMP budget (for operation phase)

S.no	Component	Capital Cost (lakhs)	Recurring Cost/Annum (lakhs)
1.	Sewage Treatment Plant	100	20
2.	Rain water Harvesting Pits	30	8
3.	Acoustic enclosure/stack for DG sets and Energy savings	20	5
4.	Solid Waste Management (collection, handling & transportation)	20	10
5.	Green Area/Landscape Area	25	10
6.	Installation of Solar PV	75	15
7.	Water efficient fixture and measures	10	3



Total	280/-	71/-
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Table 1b:
Brief budget outline with activities budget for nearby area/wildlife/outside the project boundary

Activities	Proposed Locations	Tangible outcome	Capital Cost (in Rs)							Total cost (in Rs)
			1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
Installation of Smart classroom in School	1. Govt. primary school (Raiseena, Sohna) 2. Govt. boys School (Sohna) 3. Govt. Primary School (Baluda, Sohna)	Three smart classrooms	50,000	50,000	50,000	1,50,000	50,000	50,000	1,00,000	5,00,000/-
Plantation and maintenance of sector road.	Sector Road (near project site)		50,000	50,000	50,000	50,000	1,50,000	1,50,000	1,00,000	6,00,000/-
Solar lighting	1. Berka Village 2. Khaika Village	02 Villages	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	50,000	1,00,000	9,00,000/-
Total			2,50,000	2,50,000	2,50,000	3,50,000	3,50,000	2,50,000	3,00,000	20,00,000/-

A detailed discussion was held on the documents submitted regarding Plot Area, License, STP, Waste Water, Zoning Plan, Green Area, Landscape Plan, HT line, Aravali NOC, Forest NOC, as well as the submissions made by the PP and the documents submitted.

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

1. **M/s Adore Buildcon LLP (as per the license No.51 of 2024, issued by DTCP vide letter No. LC-5152/JE(SK)-2024/9805 dated 15.03.2024 valid up to 14.03.2029).**

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.



2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The 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 marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. 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 lightening 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 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.
22. 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.
23. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
24. The minimum growth of trees should be 03 meters with sufficient canopy.
25. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
26. 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).
27. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
28. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
29. Water intensive and/or invasive species shall not be used for landscaping.
30. As proposed 4735.20 sqm (20% of net plot area) shall be developed green area, out of which 12% of net plot area shall be developed as block green.
31. **05 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
32. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
33. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
34. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
35. 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 Compliance:

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



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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

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



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

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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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



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

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

V Waste Management

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

- ii. 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.
- iii. 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.

297.04 EC for Proposed Mixed Land Use Colony (98% Residential and 2% Commercial) located at Village Fazilpur, Jharsa and Badshahpur, Sector 69, Gurugram, Haryana by M/s Modgen Developers Private Limited

Project Proponent : Sh. Satya Pal Singh
Consultant : Aplinka Solutions & Technologies Pvt. Ltd

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/485891/2024 dated 06.07.2024 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.502228dated 22.05.2024. The project has been granted Standard ToR on 10.06.2024.

The Basic Detail of the project is as under:

Table 1 – Basic Detail

Name of the Project: Mix Land Use Colony (98% Residential and 2% Commercial) at Revenue estate of village Fazilpur Jharsa & Badshahpur, Sector-69, Gurugram by M/s Modgen Developers Pvt. Ltd.		
S. No.	Particulars	Proposed Details
1.	Online Proposal Number	SIA/HR/INFRA2/485891/2024
2.	Latitude	28°23'55.29"N
3.	Longitude	77°2'29.00"E
4.	Category	8 (b)
5.	Total Plot Area	47,221.75 sqm
6.	Proposed Ground Coverage	16,527.61 sqm
7.	Proposed FAR	2,49,759.95 sqm
8.	Non-FAR Area	2,12,308.14 sqm
9.	Total Built-up area	4,62,068.09 sqm
10.	Total Green Area with %	9,444.35 sqm (20% of Total Plot Area)
11.	Rain Water Harvesting Pits (with size)	12 no. of recharge pits
12.	STP Capacity	1,400 KLD
13.	Total Parking	2,265 ECS



14.	Maximum Height of the Building (m)	192.6 m	
15.	Power Requirement	9,886.75 kVA	
16.	Power Backup	07 No. of DG sets (5 x 1,500 kVA + 2 x 750 kVA)	
17.	Energy Conservation through Solar	150 kW	
18.	Total Water Requirement	1,050 KLD	
19.	Fresh Water Requirement	640 KLD	
20.	Treated Water	410 KLD	
21.	Waste Water Generated	830 KLD	
22.	Solid Waste Generated	3,925.40 kg/day	
23.	Bio-degradable Waste	2,380 kg/day	
24.	Number of Buildings	<ul style="list-style-type: none">• 07 Residential Towers• 01 EWS• 03 Commercial/Retail Blocks• 01 Club/Banquet Hall• 01 Primary School	
25.	Basements	Max. 04 level basements	
26.	Stories	Maximum 4B+G+48 floors	
27.	Dwelling Units/ EWS	<ul style="list-style-type: none">• Dwelling Units: 1,218• EWS: 215	
28.	Population	10,170 individuals	
29.	R+U Value of Material used (Glass)	DGU with Low coating surface will be done: <ul style="list-style-type: none">• U value-1.6 W/sqmk• SGGC- 0.2	
30.	Total Cost of the project	Total Project Cost: ₹1,122.81 Cr.	
31.	Incremental Load in respect of:	PM2.5	0.01141 µg/m ³
		PM10	0.02873 µg/m ³
		SO2	0.03954 µg/m ³
		NO2	0.19031 µg/m ³
		CO	0.13327 µg/m ³
32.	EMP Budget	<ul style="list-style-type: none">• Capital cost: ₹1,658/- Lakhs• Recurring cost: ₹223/- Lakhs• Outside project site: ₹116/- Lakhs• Total EMP Budget: ₹1,997/- Lakhs	

The case was taken up in 297th meeting held on 29.07.2024. 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 29.07.2024 alongwith an affidavit of even date stating therein as under:

1. That, an EC was issued in favour of M/s Unitech Ltd. by SEIAA, Haryana dated 04.05.2016 for the development of "Cyber Park" project over a land area measuring 15 acres, having built-up area 3,499,76.90 sqm. **(Annexure A)**
 - The complete land measuring 15 acres was allotted to M/s Unitech Ltd. for the development of "Cyber Park" project vide Land License No. 29 of 2009 dated 24.06.2009. **(Annexure B)**
 - The Land License was later transferred to M/s Red Parks Pvt. Ltd. vide Transfer Order dated 09.10.2017. **(Annexure C)**
2. That, the "Cyber Park" project has been developed by and is in operation over a land area measuring 3.18 acres; Occupation Certificate for the operational part has been issued in favor of M/s Red Parks Pvt. Ltd. dated 08.11.2019 **(Annexure C)**. The balance 11.82 acres of land remains undeveloped.



3. That, now via Transfer Order dated 04.05.2023 from DTCP, Haryana, the land is migrated in favor of M/s Modgen Developers Pvt. Ltd. (**Annexure C**)
M/s Modgen Developers Pvt. Ltd. has obtained a separate Land License (No. 90 of 2024 dated 18.07.2024) (**Annexure D**) and Approved Zoning Plan (Drawing No. DTCP 10372 dated 18.07.2024) (**Annexure E**) over the undeveloped land area measuring 11.66875 acres (*includes an additional freshly applied land parcel measuring 0.16875 acres*).
4. That, the said Land License and Zoning Plan are obtained for the development of **Mix Land Use Colony** (98% Residential & 2% Commercial) under TOD Policy (**Annexure D & E**) and thus, the planning varies from the previous approval of Cyber Park.
5. That, since separate Land License and Zoning Plan have been obtained for the 11.66875 acres of land, Fresh Environment Clearance for the proposed Mix Land Use Colony has been applied.
6. That, the 24 m wide road as passing through the site is a part of the land area licensed in favor of M/s Modgen Developers Pvt. Ltd. Hence, no separate permission is required for passing the proposed services through this 24 m wide road.
7. That, the application for the proposed Mix Land Use Colony (98% Residential & 2% Commercial) Project is submitted on concept basis and the drawings of the project are yet to be approved.
8. That, the Standard Terms of References were issued by SEAC, Haryana, in favor of M/s Modgen Developers Pvt. Ltd. dated 10.06.2024 vide ToR Identification No. TO24B3813HR5404617N.
9. That, the project will be availing additional FAR under the following components:
 - @350 of Total Plot Area - Under TOD Policy (Land License attached as Annexure E)
 - @150 of Total Plot Area - Under TDR Policy (Application Copy for TDR Permission attached as **Annexure F**)
 - 12% Additional Green Building FAR (GRIHA Pre-Certificate attached as **Annexure G**)
10. There is no land area deduction for the project as sanctioned in the Land License and Approved Zoning Plan. Hence, the Total Plot Area and Net Plot Area of the project are the same, i.e., 47,221.75 sqm (11.66875 acres).
11. That, an area measuring 9,444.35 sqm (Approx. 20% of Total Plot Area) has been proposed for Green Area Development within the Project site. Approx. 12% (5,666.61 sqm) out of the 20% (9,444.35 sqm) of the Total Green Area will be developed as Block Green Plantation. The Landscape Plan of the project showing details of proposed Block Green Plantation is attached as **Annexure H**
12. That, there are 17 trees present at the project site, out of which, 10 trees will be retained and merged into the proposed greenbelt development of the project. Prior permission has been obtained from the Divisional Forest Officer, Govt. of Haryana dated 28.06.2024 for the cutting of 07 no. of trees present at the site. Compensatory plantation in lieu of the fallen trees will be done @10 trees per tree cut at the project site. A copy of the Tree Cutting permission is attached as **Annexure I**
13. That, an in-house STP of capacity 1,400 KLD is proposed for treating wastewater generated at the project site.
14. That is, 150 kW of Solar PV Cells will be installed at the project site to conserve energy through solar power.



15. That, the power requirement for the project during the operation phase will be 9,886 kVA. The Power Assurance has been obtained from DHBVN, attached as **Annexure J**
16. That, no HT line is passing through the project site.
17. That, the Air Simulation/Modeling Report showing the incremental GLC values for the project is attached as **Annexure K**
18. That, the Structural Stability Certificate from DTCP Empanelled Structural Engineer is attached as **Annexure L**
19. That, the assurance for Sewer Discharge Connection has been obtained from GMDA for the discharge of excess treated water from the project into municipal sewer line. (**Annexure M**)
20. That, there is no litigation pending against us regarding land or any other particulars of the project.
21. That, since the project proposal has been submitted on concept basis, the approval/NOC from the Fire Department will be obtained once the drawings of the project are sanctioned by DTCP.

**TABLE 2 : EMP Details
CONSTRUCTION PHASE**

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Waste water treatment (Modular STP)	15	2
2	Wheel wash arrangement	8	3
3	Air Pollution Control (tarpaulin sheets/ barricading, water sprinkling)	15	9
4	AQI monitoring sensors	1	0.5
5	Anti-smog guns	10	1.5
6	Noise Pollution Control (Maintenance of machinery)	13	7
7	Sanitation for labours (Toilets, Bathing Area, etc.)	8	4
8	Environment monitoring & Six-Monthly compliances	-	6
9	Environment Management Cell	-	7
TOTAL		70.00	40.00

OPERATION PHASE

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) per annum
1	Wastewater treatment (STP)	350	35
2	Rain water Harvesting system	48	10
3	DG Sets (Including Acoustic enclosure and stack)	250	7.5
4	HVAC Acoustic enclosures, noise vibration pads	425	15
5	Solid Waste Management (Organic Waste Convertor and Waste Bins)	20	8
6	Landscaping (green area development and plantation)	150	50
7	Solar PV plant	245	20
8	EV Charging Booths	70	10
9	Water efficient fixture and	30	20



	measures		
10	Environment Management cell, Environment monitoring & Six- Monthly compliances	-	7.5
TOTAL		1588.00	183.00

EMP BUDGET OUTSIDE THE PROJECT SITE

S. No	Activities	Proposed Locations	Tangible outcome	Capital Cost (₹)					Total cost (₹)
				1st Year	2nd Year	3rd Year	4th Year	5th Year	
1	Plantation & Greenbelt development in nearby villages	1. Village Badshahpur 2. Village FazilpurJharsa 3. Village NurpurJharsa	Greenbelt development & maintenance in three villages	5,00,000	5,00,000	4,00,000	4,00,000	4,00,000	22,00,000
2	Village/Comm unity pond maintenance	Pond at Tikli Village (Approx. 4.85 km from project site) Pond ID: 01HRGGMSHN0166TEE K001	Cleaning & maintenance of village/comm unity pond	4,50,000	4,50,000	4,00,000	4,00,000	4,00,000	21,00,000
3	Maintenance of nearby village road	1. Village Badshahpur 2. Village FazilpurJharsa	Road maintenance	3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	15,00,000
4	Installation of RO Treatment Plant in govt. schools	1. Government Senior Secondary School, Village Jharsa, Sector-39	Provision of modern facilities/amenities in govt. schools	2,00,000	2,00,000	2,00,000	1,50,000	1,50,000	9,00,000
5	Smart classes and tabs in govt. schools	2. Government Higher Secondary School, Village Kanhai, Sector-44		3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	15,00,000
6	Installation of solar panels in govt. schools	3. Government High School, Sukhrali, Sector-25		4,00,000	4,00,000	4,00,000	3,50,000	3,50,000	19,00,000
7	Installation of RWH pits in nearby villages	1. Village Badshahpur 2. Village FazilpurJharsa 3. Village NurpurJharsa	Rainwater harvesting through RWH pits	3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	15,00,000
TOTAL				2450000	2450000	2300000	2200000	2200000	11600000

A detailed discussion was held on the documents submitted regarding, EMP Budget, Approval on Building Plans, Court Case, Structure Stability, Forest NOC, Aravali NOC, All Assurances, Solar Power, Green Plan, Land License and Zoning Plan as well as submissions made by PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **M/s Modgen Developers Pvt. Ltd. (as per License no 90 of 2024 issued by DTCP vide Endst No. LC-5319/PA(SK)/2024/22119 dated 18.07.2024)**

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:



A. Specific conditions:-

- 1) **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
- 2) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
- 3) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- 4) The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. 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 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.
- 25) 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.
- 26) In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
- 27) The minimum growth of trees should be 03 meters with sufficient canopy.
- 28) No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
- 29) 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).
- 30) A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
- 31) The species with heavy foliage, broad leaves and wide canopy cover are desirable.
- 32) Water intensive and/or invasive species should not be used for landscaping.
- 33) **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
- 34) As proposed an area measuring 9,444.35 sqm (20% of Total Plot Area) shall be developed as Green Area out of which 12% shall be Block Green.
- 35) The PP shall adopt the **Pond (ID-01-HR-GGM-SHN-0166-TEEK-001)** situated at Village Tikli for its rejuvenation and beautification.
- 36) **12 Rain Water Harvesting Recharge Pits** shall be provided for ground water recharging as per the CGWB norms.
- 37) **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
- 38) The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
- 39) The PP shall provide solar power as per HAREDA norms.



- 40) 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 Compliance:

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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

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



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

III Noise Monitoring and Prevention

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



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

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

IV Energy Conservation Measures

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

V Waste Management

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



- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- i. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- ii. 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. 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 single 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.
- ii. 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.
- iii. 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.

297.05 EC for Proposed Expansion of Residential Group Housing colony in the Revenue Estate of Village Bajghera, Sector – 112, Gurugram Manesar Urban Complex, Haryana M/s Emaar India Limited

Project Proponent : Not Present
Consultant : Not Present

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/483985/2024 dated 04.07.2024 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.300353 dated 30.01.2024. The project has been granted ToR on 22.02.2024.



The case was taken up in 297th meeting held on 29.07.2024. However, PP stated vide email dated 27.07.2024 that the final zoning plan application submitted to the concerned authority is still under process. PP further requested to defer their case till they obtain final zoning plan. The committee acceded with the request of PP and deferred their case.

297.06 EC for Revision and Expansion of Commercial Complex Project located at Village-Ghata, District-Gurugram, Haryana by M/s Pioneer Urban Land And Infrastructure Limited

Project Proponent : Sh. Anil Kumar
Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/484449/2024 dated 28.06.2024 for obtaining under **Environmental Clearance** Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.000553 dated 07.12.2023. The project has been granted Standard ToR on 19.01.2024.

The case was taken up in 297th meeting held on 29.07.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and before proceeding further for appraisal of the case, following points were observed:

1. The PP shall submit in detail as to why they have come before the committee and shall submit chronology of the case.
2. It is observed that 03 ECs have been obtained from MoEF&CC and SEIAA, Haryana but now it has been found from CCR that the development for 02 ECs referred at Sr. No. 1 & 2 of the CCR have not been started so far. Meanwhile, a joint Zoning Plan of all the 03 ECs was approved on dated 23.11.2019. Therefore, necessary clarification is required why 02 ECs for which development not taken were either surrendered/amended/withdrawn even after the approval of joint Zoning Plan.
3. The comparison of parameters of previous ECs for 17.4875 acres at Sr. No. 1 should be given with the parameters achieved at site.
4. The CCR/ATR has not been submitted. Therefore, tangible ATR/CCR should be submitted whether building plan has been approved or under process of approval.
5. The status of 03 Revenue Rasta shall be given
6. Copy of CTO/CTE shall be provided.
7. Permission of TOD shall be provided.
8. Certificate of IGBC/GRIHA shall be provided.
9. The status of six monthly Certified Compliance Report of all 3 projects
10. The PP shall submit the reason for delay in construction
11. The PP shall submit the Wildlife Activity Plan.
12. The PP shall submit the Structure Stability Certificate.
13. The PP shall submit the Power Assurance.
14. The PP shall submit the Approved Building Plan.

The PP shall submit reply to above mentioned observations in the form of affidavit within 15 days. Thereafter, the case shall be taken up in next meeting.



297.07 EC for Proposed mixed land use colony under TOD Policy at Village-Hayatpur, Sector-90, Gurugram Manesar Urban Complex, Haryana by M/s Pardos Craft Homes Private Limited

Project Proponent : Sh. N. Prasanna Venkatesh
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/485681/2024 dated 15.07.2024 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.442128 dated 19.03.2024. The Standard ToR was granted to project on 02.07.2024.

The Basic Detail of the project is as under:

Table No 1: Basic Details

Name of the Project: EC for Proposed Mixed Land Use Colony (90% Residential & 10% Commercial) Under TOD Policy is planned at Village Hayatpur, Sector 90, Gurugram, Haryana being developed by M/s Pardos Craft Homes Private Limited		
S. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/485681/2024
2.	Latitude	28°24'32.68"N
3.	Longitude	76°56'8.23"E
4.	Plot Area	58,805.789m ² / 14.53125 Acres
5.	Proposed Ground Coverage (20.94%)	12,316.021 m ²
6.	Proposed FAR	1,52,677.312 m ²
7.	Non FAR Area	95,495.616 m ²
8.	Total Built Up area	2,48,172.928 m ²
9.	Total Green Area (20 % of plot area)	11,761.158 m ²
10.	Rain Water Harvesting Pits (with size)	15 RWH Pits Depth: 4.5 Meter Radius: 2 Meter
11.	STP Capacity	1,080 KLD (700 + 380 KLD)
12.	Total Parking	1,830 ECS
13.	Organic Waste Converter	Total 1 no. of Organic waste converters of capacity 2,500 Kg/day (1×2,500 Kg/day)
14.	Maximum Height of the Building (m)	81.550 m
15.	Power Requirement	8,010 KW (DHBVN)
16.	Power Backup	6 Nos. of DG of total Capacity 8,020 KVA (2x2,000 + 2x1,010 + 1x1,250 + 1x750 KVA)
17.	Water Requirement	1,113 KLD
18.	Domestic Water Requirement	695 KLD
19.	Fresh Water Requirement	695 KLD
20.	Treated Water	746 KLD
21.	Waste Water Generated	829 KLD
22.	Solid Waste Generated	4,987 Kg/day
23.	Biodegradable Waste	1,995 Kg/day
24.	Basement	2 no's
25.	Number of Towers	Towers-10 (9 Nos. Main Tower + 1 No. EWS Tower), 1 Block-Commercial, 1 Block-Club House, 1 Block-Primary School, 1 Block-Nursery School



26.	Dwelling Units/ EWS	Total Dwelling Units: 1,365 No. of Dwelling Units of Residential: 761 No. of Dwelling Units of EWS: 136 No. of Dwelling Units of Domestic Servant: 513	
27.	Commercial Component	14,825 m ²	
28.	Stories	Residential– B2 + B1 + GF/S+23 F Max.	
29.	R+U Value of Material used (Glass)	U Value: 5.5 w/sqm k SHGC: 0.9	
30.	Total Cost of the project:	i) Land Cost ii) Construction	Rs.731.98Crore
31.	EMP Budget	EMP Budget: 1018 Lakhs.	
32.	Incremental Load in respect of:	i) PM 2.5 ii) PM 10 iii) SO ₂ iv) NO ₂ v) CO	0.02087 µg/m ³ 0.03271 µg/m ³ 0.07054 µg/m ³ 0.13722 µg/m ³ 0.0000059 mg/m ³
33.	Construction Phase:	i) Power Back-up ii) Water Requirement & Source iii) STP (Modular) iv) Anti-Smoke Gun	Temporary electrical connection of 19 KW & 01 DG of 125 KVA Fresh water – 25 KLD for drinking. Treated water 10 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA 1 Nos of 10 KLD 01 Nos of Anti-smoke gun

This case was again taken up in 297th meeting of SEAC, Haryana held on 29.07.2024. 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 29.07.2024 along with an affidavit dated 29.07.2024 stating therein as under:

- ❖ That we will increase the capacity of solar panel from 40 KWp to 100 KWp.
- ❖ That we have obtained fresh water assurance on dated: 12.04.2024, Sewerage assurance on dated: 12.04.2024 and STP treated water assurance on dated: 12.04.2024 from Gurugram Metropolitan Development Authority (GMDA).
- ❖ That we have obtained power assurance on dated: 21.03.2024 from DHBVN.
- ❖ That we have obtained letter Forest NOC for 13.575 acres on dated 14.0.2022 and for 1.068 on 07.03.2023, Aravalli NOC dated 13.10.2023, Airport NOC on dated 30.05.2024.
- ❖ That we will not use Revenue Rasta for crossing the Services and we have provided separate STP in our project site.
- ❖ Further in case there is any change in the planning and we need to cross the services then we will take prior permission from the concerned department.
- ❖ That 20% of green area includes 12% block plantation and 8% periphery and avenue plantation.
- ❖ That STP capacity is 1080 KLD (700 + 380 KLD) instead of 1050 KLD.
- ❖ That we will cut the tree after obtaining the NOC from the competent authority and compensatory plantation will be done in 1:10 ratio.
- ❖ That there is no litigation pending against project and project site.



Table 2 – EMP Detail

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	10.00	Waste Water Management (Sewage Treatment Plant)	200.00	150.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	50.00	70.00
Green Belt Development	10.00	15.00	Green Belt Development	50.00	60.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	10.00
Rainwater harvesting system	30.00	5.00	Rainwater harvesting system	0.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	30.00	25.00	DG Sets including stack height and acoustics	60.00	70.00
Medical cum First Aid facility (providing medical room & Doctor)	10.00	30.00	Energy Saving (Solar Panel system)	40.00	10.00
Storm Water Management (temporary drains and sedimentation basin)	10.00	20.00	Maintenance of Pond UID: 01HRGGMGGM0109SIKA373	18.00	0.00
Total	100.00	120.00	Total	418.00	380.00
G. Total	1,018 Lakhs				

A detailed discussion was held on the documents submitted regarding Solar Power, Wildlife Activity Plan, Power, Forest NOC, Aravalli NOC Revenue Rasta, Green Area, Litigation, Revised STP Capacity, Existing Tree Felling Permission, Structural Stability Certificate, GRIHA/ IGBC/TOD certificate, revised landscape plan as well as submissions made by PP.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **“Gold Rating”** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

- 1. M/s Pardos Craft Homes Pvt. Ltd. As per license no.100 of 2023 issued by DTCP, Haryana vide Endst. No.LC-4096/JE(SB)/2023/13608 dated 09.05.2023 valid upto 07.05.2028**

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:



A. Specific conditions:-

- 1) **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
- 2) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
- 3) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of fecal 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 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.
- 25) 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.
- 26) In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
- 27) The minimum growth of trees should be 03 meters with sufficient canopy.
- 28) No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
- 29) 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).
- 30) A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
- 31) The species with heavy foliage, broad leaves and wide canopy cover are desirable.
- 32) Water intensive and/or invasive species should not be used for landscaping.
- 33) **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
- 34) As **proposed 11,761.158 m² (i.e. 20% of plot area) shall be provided for green area development out of which 12% shall be Block Green.**
- 35) **15 Rain Water Harvesting Recharge Tanks** shall be provided for ground water recharging as per the CGWB norms.
- 36) The PP shall adopt the **Pond (UID 01-HR-GGM-GGM-0109-SIKA-373)** for its rejuvenation and beautification.
- 37) The PP shall increase the capacity of solar panel from **40 KWp to 100 KWp**
- 38) **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
- 39) The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.



- 40) 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 Compliance:

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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

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



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

III Noise Monitoring and Prevention

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



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

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

IV Energy Conservation Measures

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

V Waste Management

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



- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 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. 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 single 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.
- ii. 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.
- iii. 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.



297.08 EC for Proposed Residential Group Housing Colony in the Revenue Estate of Village Saunda, Sector 25, District Ambala, Haryana by M/s Imperial Developers

Project Proponent :Not Present
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/481944/2024 dated 17.06.2024 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.049627 dated 11.06.2024.

This case was again taken up in 297th meeting of SEAC, Haryana held on 29.07.2024. However, PP requested vide letter dated 25.07.2024 to raise additional document sought (ADS) against the proposal and case may be deferred. The committee acceded with the request of PP and deferred their case.

297.09 EC Proposed for Expansion of Production for Boulder, Gravel & Sand Mining Project Jaidhari YNR B-33, Yamunanagar, Haryana area 48.60 ha. by Kulwinder Singh Prop. M/s P. S. Buildtech

Project Proponent : Sh. Veerbhan
Consultant : P & M Solution

The Project Proponent submitted online Proposal No. SIA/HR/MIN/488645/2024 dated 03.01.2024 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.506228 dated 20.12.23. The project has been granted Standard ToR on 11.01.2024.

Basic Detail

1.	Online Proposal no	SIA/HR/MIN/488645/2024		
2.	Category/Item no. (In Schedule)	1(a) Mining of Minerals (Non-Coal Mining) Category B1		
3.	Area of Project	Lease area 48.60 ha.		
4.	Date of LOI Granted by Mines & Geology Department, Haryana	30.11.2015		
5.	Date of Approval of TOR	11.01.2024		
6.	Date of Approval of mine plan Granted by Mines & Geology Department, Haryana	01.01.2024		
7.	Location of Project	Village Jaidhari, District Yamuna Nagar		
8.	Corner Coordinates	Sr. No.	Latitudes	Longitudes
		A	N 30° 14' 25''	E77° 25' 30''
		B	N 30° 14' 25''	E77° 26' 05''
		C	N 30° 13' 58''	E77° 26' 05''
		D	N 30° 13' 58''	E77° 25' 55''
		E	N 30° 14' 08''	E77° 25' 55''



		F	N 30° 14' 08''	E77° 25' 48''
		G	N 30° 14' 14''	E77° 25' 48''
		H	N 30° 14' 14''	E77° 25' 35''
		I	N 30° 14' 11''	E77° 25' 35''
		J	N 30° 14' 10''	E77° 25' 32''
		K	N 30° 14' 10.5''	E77° 25' 30''
9.	Project Details Khasra No.	31//4, 5, 6, 7, 14, 15, 16/1, 16/2, 17, 24, 25, 32//1 to 9,11 to 16, 18 to 25, 33//1, 2, 3, 4/1, 4/2, 5, 6, 7/1, 7/2, 8, 9, 10, 11/1, 11/2, 12, 13, 14/1, 14/2, 15, 16, 17/1, 17/2, 18, 19, 20, 21/1, 21/2, 22, 23, 24/1, 24/2, 25/1, 25/2, 25/3, 34//1, 2, 9, 10, 11, 12, 19, 20, 21/1, 21/2, 22, 41//4, 5/1, 5/2, 6, 7, 19//21, 22, 20//21, 22, 23, 24, 25, 21//21, 22, 23/1, 23/2, 24/1, 24/2, 25/1, 25/2, 22//24, 25, 38//1/1, 1/2, 2/1, 2/2, 9/1, 9/2, 10, 11/1, 11/2, 12/1, 12/2, 19/1, 19/2, 20, 21, 22, 39//1 to 17, 24, 25, 50//4, 5, 6, 7, 14, 15, 51//1, 2, 9, 10, 11, 12		
10.	Project Cost	Rs 9.00 Crores		
11.	Water Requirement	Activity	Round off Figure in KLD	
		Drinking	3.00	
		Dust Suppression	50.00	
		Plantation	13.00	
		Total	66.00 KLD	
12.	Environment Management Plan	INR 25.00 Lakhs		
13.	CER Budget	INR 25 Lakhs		
14.	Mineral	Sand Boulder and Gravel		
15.	Production Capacity	12,70,000 TPA till 30.11.2024		
16	Green Belt Plantation	3,900 plants planted till date		
17	Machinery Required	Chain mounted Excavators , Water Tankers & Trucks/Tippers		
18	Power Requirement	Electric connection taken for office and security purpose from Electricity Board		
19	Power back	DG set		

This case was taken up in 297th meeting of SEAC, Haryana held on 29.07.2024. The PP alongwith consultant appeared before the committee and presented their case. The brief history of the case is as under:

1. M/s P.S. Buildtech, was issued Letter of Intent by the Director General Mines & Geology Department, Haryana vide letter no DMG/Hy/Cont/ Jaidhari Block/YNR B-33 /2015/10068/dated 30-11-2015 for Mining of Boulder, Gravel & Sand (Minor Mineral) in revenue village Jaidhari, over an area of 48.60 hectares in District- Yamuna Nagar , Haryana for a period of 8 years.
2. First Mining Plan was approved vide letter no. DMG/HY/MP/Jaidhari YNR B-33/2015/3114 dated 10.06.2016 by Department of Mines & Geology, Haryana for 9,10,000 Tons/year production.



3. The Environmental Clearance (EC) for mining of boulder Gravel and sand (minor minerals) production capacity of 9,10,000 Tons/year was accorded vide letter no. SEIAA/HR/2016/741 dated 15.09.2016 by State Environment Impact Assessment Authority, Panchkula (Haryana) was extended was SEIAA vide letter no SEIAA/HR/2022/1667 Dated 09.11.2022 for the remaining lease period.
4. Due to various reasons the PP was not able to excavate to the full capacity of the Mine and the lease period of the mine is till 30.11.2024.
5. Hence, The Project Proponent is applying for expansion of capacity of mines from 9,10,000 TPA to 12,70,000 TPA under the para 7 (ii) (a) of the EIA notification 2006 ,for expansion upto 40% ,with the existing mine lease area without requirement of a fresh Public Hearing as per the OM issued by MoEF&CC vide F.No. IA3-22/10/2022-IA.III (E-177258) dated on 11.04.2022.
6. The Mining plan for the remaining capacity has been approved by Mines & Geology Department vide Memo no DMG/HY/MP/Jaidhari YNR B-23/2023/35 dated 01.01.2024.

The committee discussed the case and raised some observations to which PP submitted reply vide letter dated 29.07.2024 along with affidavit as under:

1. That, no case against the project is pending against the project in district Court, High Court, The National Green Tribunal, Supreme Court or any other court of law.
2. The letter of Intent for the project was issued by the Mines & Geology Department, Haryana Vide memo no DMG/Hy/Cont/ Jaidhari Block/YNR B-33 /2015/10068/dated 30-11-2015 and that period of lease is till 30.11.2024.
3. That, the mining plan has been approved by the Mines & Geology Department Vide letter no Vide letter no- DMG/HY/MP/Jaidhari YNR B-23/2023/35 dated 01.01.2024 for a total possible production capacity of 35,00,000 TPA specified at page no 29 Table Geological reserves of the above mention approved Mining plan.
4. That, the expansion production will be done in the already allotted mine lease area i.e. 48.60 hectares and only until the expiry of mine lease period i.e. 30.11.2024.
5. That the additional production proposed in expansion i.e. 3,60,000 Tons will be done only till expiry of the mining lease period i.e. upto 30.11.2024.
6. That, the Forest NOC has been issued by the Forest Department Haryana Office Divisional Forest Officer, Yamuna Nagar vide letter no 877 Dated 21.06.2016.
7. That, the conservation Plan has been approved by Principal Chief Conservator of Forest & Wildlife Warden, Haryana vide letter no 169 Dated 17.04.17.
8. The EMP Budget and CSR Budget is being submitted along with this affidavit.
9. That, the PP has already planted 3,300 Plants at four locations as verified by the Regional Officer, HSPCB in the certified compliance report issued vide letter no. HSPCB/YR/2024/967 Dated 29.07.2024.
10. The PP shall before the closure of the mine develop block plantation by identifying land nearby the mine lease area with consultation with local panchayat.

REVISED EMP, CSR & OCCUPATIONAL HEALTH BUDGET

The Revised EMP Budget as suggested by SEAC, Haryana is being submitted below:

S. No	Measures	Capital cost (In Rs.)
1	Pollution Control & Dust Suppression	4,00,000
2	Pollution Monitoring i) Air pollution	4,00,000



	ii) Water pollution iii) Soil pollution iv) Noise Pollution	
3	Plantation and salary for gardener (part time basis).	7,50,000
4	Fencing and Other Protective works around the mining lease	3,00,000
5	Haul road Maintenance Cost	7,00,000
6	Reclamation works	5,50,000
Total		25,00,000

Revised CSR Budget

SI. No.	Activity	Approx Cost (inRs.)
1	Distribution of educational kits to students of Rajkiya Uch Vidhalya, Jaidhari @ Rs. 3000/kit (100 students)	3,00,000
2	Financial Aid for community hall and Rajkiya Uch Vidhalya, Jaidhari	20,00,000
3	Skill development program camps like computer learning, etc. in Rajkiya Uch Vidhalya, Jaidhari	2,00,000
TOTAL		25.00 lakh

Revised Occupational Health Budget

Particulars	Cost (Rs.)
For routine checkup (twice a year)	2,00,000
Medical aid	4,00,000
Training	1,00,000
Total	7,00,000

PLANTATION PLAN

The PP has already planted 3,900 plants in the nearby area of the mining lease. The locations of the plantation are:

Sr. No	Co-ordinates	No of Trees
1	30.2419° N,77.4305°E	500
2	30°14'40" N,77°26'17"E	600
3	30°14'33" N,77°25'57"E	1300
4	30°14'26" N,77°25'54"E	1500
Total Plantation		3,900

The Plantation has been verified by the RO, HSPCB Yamuna Naga rin the Certified Compliance Report issued vide letter no.HSPCB/YR/2024/967 dated 29.07.2024. Further, PP shall before the closure of the mine develop block plantation by identifying land nearby the mine lease area with consultation with local panchayat.



The Committee thoroughly discussed the contents of affidavit and documents submitted by the PP at length. The PP also raised amount earmarked for various activities under CSR, EMP and Occupational Health. The PP has proposed for expansion of production for Boulder, Gravel & Sand Mining Project Jaidhari YNR B-33, Yamunanagar, Haryana (area 48.60 ha.) The representative from the Mines & Geology Department, Haryana, Sh.Om Dutt, Mining Officer was also present in the meeting and authenticated the DSR, Mining Plan etc. approved/issued by the Mines & Geology Department, Haryana in this case.

After detailed deliberations, the Committee decided to recommend the case to SEIAA for granting of EC under Category B1, 1(a) of EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India **till validity of LoI i.e. 30.11.2024** for **expansion of production capacity** of mining of Boulder, Gravel & Sand **from 9,10,000 TPA to 12,70,000 TPA** under the para 7(ii) (a) of the EIA notification 2006, for expansion upto 40% increase in production with the existing mine lease area without requiring a fresh Public Hearing as per the OM issued by EF&CC vide F.No. IA3-22/10/2022-IA.III (E-177258) dated on 11.04.2022 at Jaidhari Block/YNR B-33, District Yamunanagar, Haryana (area 48.60 ha.) as per LOI and DSR/approved Mining Plan/ToR/EIA Report with **maximum depth of 9 meter** to **M/s P. S. Buildtech** with the following specific and general stipulations:

A: Specific Conditions:-

1. The PP shall comply with sand and mining Enforcement & Monitoring Guidelines for Sand Mining, 2020.
2. The PP shall construct the pucca link roads connected to the main road at the mining site before the start of mining.
3. The PP shall construct the Haul roads of width 10 meters.
4. The PP shall provide only one exit and one entry to the Mining Project area and all the mining shall be dispatched through E-billing.
5. The PP shall maintain an un-mined block of 50 meters width after every block of 1000 meters over which mining is undertaken or at such distance as may be directed by the Director or any officer authorized by him.
6. The PP shall restrict mining within the central 3/4th width of the river/rivulet.
7. The PP shall not permit any mining in a river bed up to a distance of five times of span of a bridge on upstream and ten times the span of such bridge on downstream side, subject to a minimum of 250meters on the upstream side and 500 meters on the downstream side.
8. The PP shall not permit any mining in an area up to width of 500 meters from the active edges of embankments in case of River Yamuna, 250 meters in case of Tangri, Markanda and Ghaggar and 100 meters on either side of all other rivers/rivulets.
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 dumping site.



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 maintained and improved upon after the implementation of the project.
11. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies before commencement of work.
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 PP shall take precautions to suppress the dust in and around the mining site. The PP shall use high pressure sprinklers instead of conventional sprinkles for efficient dust suppression.
14. The PP shall create environment division unit in the project for implementing the conditions of Environment clearance.
15. 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.
16. The PP shall adhere to the approved mining plan and approved closure plan by the competent authority.
17. The Proponent will provide adequate sanitary facility in the form of mobile toilets to the labours engaged for the project work.
18. The Project proponent shall comply all the measures, conditions suggested in the approved mining plan with post closure mine plan, Environmental Management Plan (EMP) in a letter and spirit.
19. 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
20. The PP shall submit the approved Wildlife Conservation Plan by Chief Wildlife Warden/Competent Authority before the start of the mining.
21. The PP shall submit KML file of the project with SEIAA before start operation of the mining activities.

B: Statutory Compliance:-

1. This Environmental Clearance (EC) is subject to orders/judgment of Hon'ble Supreme Court of India, Hon'ble High Court, Hon'ble NGT and any other Court of Law, Common Cause Conditions as may be applicable.
2. The Project proponent complies with all the statutory requirements and judgment of Hon'ble Supreme Court dated 2nd August, 2017 in Writ Petition (Civil) No. 114 of 2014 in matter of Common Cause versus Union of India & 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 of 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 make necessary alternative arrangements for livestock feed by developing grazing land with a view to compensate those areas which are coming within the mine lease. The development of such grazing land shall be done in consultation with the State Government. In this regard, Project Proponent should essentially implement the directions of the Hon'ble Supreme Court with regard to acquisition of grazing land. The sparse trees on such grazing ground, which provide mid-day shelter from the scorching sun, should be scrupulously guarded/ protected against felling and plantation of such trees should be promoted.
4. The Project Proponent shall undertake all precautionary measures for conservation and protection of endangered flora and fauna and Schedule-I species during mining operation. A Wildlife Conservation Plan shall be prepared for the same clearly delineating action to be taken for conservation of flora and fauna. The Plan shall be approved by Chief Wild Life Warden of the State Govt. 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.
5. 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, septic tanks, 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 in septic tanks in order to avoid contamination of underground water.

IX. Corporate Environment Responsibility (CER)

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

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.

297.10 EC for Proposed Group Housing Project at Site No.GH-26A in Sector-56, Gurugram, Haryana by M/s MNB Build Fab Private Limited

Project Proponent : Sh. Ankit Chadha
Consultant :Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/488560/2024 dated 18.07.2024 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.003983 dated 18.07.2024.

Table 1: Basic Detail

Name of the Project: Proposed Group Housing Project at Site No.GH-26A in Sector-56, Gurugram, Haryana being developed by M/s MNB Build Fab Private Limited		
Sr. No.	Particulars	Details
1.	Online Proposal Number	SIA/HR/INFRA2/488560/2024
2.	Category of project	8 (a) "Building & Construction Projects"
3.	Latitude	28°25'29.96"N
4.	Longitude	77° 5'50.22"E
5.	Plot Area	3,438.75 m ²
6.	Proposed Ground Coverage	1,065.325 m ²
7.	Proposed FAR	14,167.65 m ²
8.	Non FAR Area	13,066.143 m ²
9.	Total Built Up area	27,233.793 m ² .
10.	Total Green Area with %	530.506 m ² (15.42% of plot area)
11.	Rain Water Harvesting Pits (with size)	1 nos.
12.	STP Capacity	70 KLD
13.	Total Parking	123 ECS
14.	Organic Waste Converter	Total 1 nos. of OWC of capacity 150 Kg/day
15.	Maximum Height of the Building (m)	54.150
16.	Power Requirement	610.93 KW
17.	Power Backup	2×400 KVA
18.	Population	723 Person
19.	Total Water Requirement	73 KLD
20.	Fresh Water Requirement	56 KLD



21.	Treated Water	17 KLD
22.	Total Waste Water Generated	64 KLD
23.	Total Solid Waste Generated	304 Kg/day
24.	Biodegradable Waste	122 Kg/day
25.	Non-Biodegradable Waste	182 Kg/day
26.	Basement	3 nos.
27.	Main Dwelling Units	74
28.	Total no. of towers	01
29.	Stories	S/G+15 Floor
30.	R+U Value of Material used (Glass)	U Value: 5.5 w/sqm.k SHGC: 0.9
31.	Total Cost of the project:	i) Land Cost
		ii) Construction Cost
32.	CER	NA
33.	EMP Budget	Total EMP Budget: 535 Lakhs 1. Capital Cost: 202 Lakhs 2. Recurring Cost: 333 Lakhs
34.	Incremental Load in respect of:	i) PM 2.5
		ii) PM 10
		iii) SO ₂
		iv) NO ₂
		v) CO
35.	Construction Phase:	Power Back-up
		Water Requirement & Source
		STP (Modular)
		Anti-Smog Gun

The case was taken up in 297th meeting held on 29.07.2024. 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 29.07.2024 alongwith an affidavit stating therein as under:

- ❖ That the project has been allotted by HSVP through e-auction process vide with Memo No. ZO002/EO018/UE029/GALOT/0000001157 dated 29.09.2023 for land area of 3438.75 m²/0.85 Acres.
- ❖ That apart from the **green area** within the project site, we will also develop the nearest park of HSVP and we have taken permission from Municipal Corporation Gurugram through Memo No.MCG/EE-H/2024/14681dated:07.06.2024 for development and maintenance of Park which is having total an area of 22,880.00 sq mtr.



- ❖ That we have obtained fresh water assurance on dated: 23.07.2024, Sewerage assurance on dated: 22.07.2024 and STP treated water assurance on dated: 22.07.2024 from Gurugram Metropolitan Development Authority (GMDA).
- ❖ That we have obtained power assurance on dated: 26.07.2024 from DHBVN.
- ❖ That Forest NOC and Aravalli NOC is not applicable to project because project site falls under the HSVP land and we have also obtained letter from HSVP though memo no.EO-II/SDE(S)/2024/4711 on dated: 15.07.2024 regarding non applicability of Forest NOC and Aravalli NOC to the project site. **(Copy of HSVP letter is attached as Annexure-A)**
- ❖ That as per colour coding zone map of New Delhi,
 - 1) Permissible Top Elevation from Sea Level-370 M AMSL or below as per colour Legend Point No.11.
 - 2) Ground Level at project site- 243.09 M
 - 3) Permissible height of building-126.91 M
 - 4) Height of building- 54.150 M

Hence, NOC from Airport Authority of India is not required for above mentioned project**(Copy of CCZM Map of New Delhi is attached as Annexure-B)**

Whereas, we have applied for NOC from Airport Authority of India regarding height clearance on dated: 29.07.2024.
- ❖ That there is no litigation pending against project.
- ❖ That we will use excess treated water from the project site in the nearest Park of HSVP.
- ❖ That the capacity of proposed STP is 70 KLD instead of 100 KLD.
- ❖ That Proposed parking is 123 ECS instead of 163 ECS

The EMP Budget detail submitted by the PP as under:

Table 2 – EMP Detail

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	10.00	Waste Water Management (Sewage Treatment Plant)	30.00	70.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	20.00	50.00
Green Belt Development	10.00	5.00	Green Belt Development	30.00	60.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system (1 pit)	2.00	3.00	Rainwater harvesting 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	20.00	50.00
PPE for workers &	10.00	5.00	Energy Saving	25.00	10.00



Health Care			(Solar Panel system)		
Medical cum First Aid facility (providing medical room & Doctor	10.00	20.00			
Storm Water Management (temporary drains and sedimentation basin)	10.00	5.00			
Total	77.00	73.00	Total	125.00	260.00

A detailed discussion was held on the documents submitted regarding Land Documents, Water, Sewerage, Power, FAR, Wildlife Activity Plan, Green Plan, AAI NOC, STP, Treated Water, Court Case, forest NOC, Aravali NOC as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with "Gold Rating" and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **M/s MNB Buildtech LLP (Partner Mohit Bajaj D/o, S/o, W/o, C/o Chander Bhushan Bajaj) as per allotment letter no.ZO-002/EO-018/UE029/LALOT/0000001157 dated 29.09.2023 issued by HSVP.**

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

A. Specific conditions:-

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



- of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
 8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
 9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
 10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
 11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
 12. The PP shall not carry any construction above or below the Revenue Rasta, if any
 13. The PP shall keep the ROW below the HT Line passing through the project, if any.
 14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
 15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the 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 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.
 23. 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.



24. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
25. The minimum growth of trees should be 03 meters with sufficient canopy.
26. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
27. 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).
28. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
29. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
30. Water intensive and/or invasive species should not be used for landscaping.
31. As proposed **530.506 m² (15.42% of plot area)** shall be provided for green area development.
32. **01 Rain Water Harvesting Pit** shall be provided for ground water recharging as per the CGWB norms.
33. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
34. The PP shall provide solar power as per HAREDA norms.
35. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
36. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
37. The PP shall register themselves on the <http://dustapphspcb.comportal> as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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



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

I Air Quality Monitoring and Preservation

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

II Water Quality Monitoring and Preservation

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland



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



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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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



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

V Waste Management

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

297.11 EC for Residential Colony Project under NLIP Policy located at Sector 59 and 63A, Gurugram, Haryana by M/s 4S Developers Private Limited

Project Proponent :Sh.Arjun Mallik
Consultant :Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/459668/2024 dated 23.01.2024 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.500153 dated 20.01.2024.

Basic Detail

Name of the Project: Residential Colony Project under NILP Policy located at sector 59 & 63A at Gurugram Manesar Urban Complex, Haryana being developed by M/s 4S Developers Private Limited.		
Sr. No.	Particulars	
1.	Online Proposal Number	SIA/HR/INFRA2/459668/2024
2.	Latitude	28°24'2.35"N
3.	Longitude	77°6'22.46"E
4.	Plot Area	40,759.367m ²
5.	Net Plot Area	38,662.796 m ²
6.	Proposed Ground Coverage	2,150.655m ²
7.	Proposed FAR	48,304.342m ²
8.	Non FAR Area	27,758.691m ²
09.	Total Built Up area	76,063.033m ²
11.	Total Green Area with %	8,685.046m ² (@21.3% of the total Plot Area)
11.	Rain Water Harvesting Pits (with size)	11 No. of RWH pits (effective dia. and depth of a Recharge pit 5m and 5m)
12.	STP Capacity	120 KLD
13.	Total Parking	574 ECS
14.	Organic Waste Converter	1 No's
15.	Maximum Height of the Building (m)	152.5m
16.	Power Requirement	6,667 kVA
17.	Power Backup	7 nos. of DG set of capacity 5,000 kVA (6*750 kVA+1*500 kVA)
18.	Total Water Requirement	145 KLD
19.	Domestic Water Requirement	118 KLD
20.	Fresh Water Requirement	87 KLD
21.	Treated Water	91KLD
22.	Waste Water Generated	101KLD
23.	Solid Waste Generated	700kg/day



24.	Biodegradable Waste	420kg/day
25.	Number of Towers	3Towers
26.	Dwelling Units	243
27.	Basement	3
28.	Stories	G+41
29.	R+U Value of Material used (Glass)	Component U Value R Value Roof < 0.409R-2.1 External wall< 0.352R-2.35
30.	Total Cost of the project:	Land Cost Construction Cost INR 717.66Crores
31.	EMP Budget (per year)	Capital Cost Recurring Cost 717.66Lakhs 60 Lakhs
32.	Incremental Load in respect of:	PM _{2.5} 0.01µg/m ³ PM ₁₀ 0.02µg/m ³ SO ₂ 0.01 µg/m ³ NO ₂ 0.03µg/m ³ CO 0.04 µg/m ³
33.	Construction Phase:	i) Power Back-up 100 kW ii) Water Requirement & Source 50KL &STP treated water through Private water tankers iii) STP (Modular) 1 iv) Anti-Smog Gun 2

The case was taken up in 286th meeting held on 07.02.2024. The Brief Background of the project is as under:

1. The land was licensed in the name of M/s 4S Developers Private Limited for setting up of Residential Colony Project under NILP Policy over an area measuring 10.07acres in the revenue estate of Village Ullahwas & Behrampur, Sector-59 & 63, District Gurugram, Haryana, vide license no. Licence No. 225 dated: 30.10.2023
2. The cost of the project is INR 717.66 Crores.
3. Forest NOC no. JN9-JMT-8LET dated 17.12.2022 and N8E-5GU-BPF1 have been received to clarify the applicability of Forest NOC.
4. Aravalli NOC has been obtained from vide Sl.no. 26/MBdated07.03.2024.
5. Water assurance has been obtained for providing drinking water during construction and operation phase vide. File no. EIC II-202006(07)/1/2019-O/o SE WSS(O and M)-Infra II dated 02.02.2024from GMDA.
6. Permission for sewer connection has been obtained from GMDA vide File NoFile No.EIC II-203009(01)/6/2023-O/o SE-Infra II dated 02.02.2024.
7. No objection certificate for height clearance has been obtained from AAI with NOCID:AAI/RHQ/NR/ATM/NOC/2024/191/710-13dated 19.03.2024 and NOC ID: AAI/RHQ/NR/ATM/NOC/2024/194/722-25 dated 19.03.2024.

A detailed discussion was held on the documents submitted by PP in support of their contention and following observations were raised:



1. The PP shall submit an affidavit containing the details of assurances, NOCs obtained from competent authorities.
2. The PP shall submit latest photographs of the site.
3. The PP shall submit revised list of species after adding Badd (Banyan), Peepal in the list of species.
4. The PP shall raise solar power capacity as per HAREDA norms.
5. The PP shall submit a revised realistic, scientific, quantified and tangible EMP
6. The PP shall submit CA certificate mentioning the total cost of the project.
7. The PP shall adopt a pond (with ID of the pond) situated nearby the project site for its rejuvenation.
8. The PP shall submit an affidavit that Hybrid DG Sets shall be used at project site.

The case was taken up in 291st meeting held on 30.04.2024. The reply to the observations raised in 286th Meeting of SEAC, Haryana was submitted by PP. However, PP requested vide letter dated 30.04.2024 to defer their case as they could not attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred their case.

The case was taken up in 292nd meeting held on 15.05.2024. PP and consultant appeared before the committee and presented their case. However, the committee was apprised with an order dated 12.04.2024 passed by Hon'ble NGT (PB). The order has been received through SEIAA, Haryana. The relevant part of the order is re-produced as under:

- "5. We find that no action by SEIAA is reflected in the reply. Learned Counsel for SEIAA has submitted that as per procedure, now SEAC will carry out a visit and SEIAA will take action.***
- 6. Hence, we dispose of the OA directing the SEIAA to duly consider the issue and take appropriate action in accordance with law and also submit action taken report before the Registrar General of the Tribunal within a period of three months by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF. If found necessary, the matter will be listed for consideration before the Bench."***

The committee discussed the order and decided to nominate Dr.Rajbir Singh Bondwal, Member, SEAC to visit the site. He shall submit site visit report within 07 days positively. The case shall be taken up as and when site visit report is received.

The case was taken up in 295th meeting held on 28.06.2024. The site inspection report in this case was received and circulated to consultant and Project Proponent for their comments but no reply received from them. Therefore, the report of sub-committee be again circulated to Consultant and Project Proponent directing them to submit their detailed comments alongwith supporting documents. The report has already been circulated among the Members of SEAC and their comments, except Dr. Vivek Saxena, IFS, Member, SEAC, have not been received



yet. Therefore, case is deferred and shall be taken up in next meeting on receipt of comments from PP/Consultant as well as from remaining Members of SEAC, Haryana.

The case was taken up in 297th meeting held on 29.07.2024. PP and consultant appeared before the committee. The reply by PP submitted with regard to the site visit report and the same was discussed in the meeting. The reply submitted by PP is reproduced as under:

Sl. No.	Observation point	Reply
1.	There is no major violation in the Phase 01 area of the project other than those covered by the Environment Compensation imposed by the HSPCB Panchkula for the period 31.10.2023 to 18.1.2024. However, it needs to be ascertained whether any excavation/construction work was carried out on the ground between the date of issue of the Work Order dated 07.04.2023 for road construction and GRAP order dated 02.11.2023; and whether any rule violation was hence committed.	No excavation/construction work has been carried out during the period mentioned in the conclusion of the site inspection report. It is also pertinent to mention here that the same has also been mentioned in our reply dated 15.05.2024 filed before your good office. Company was granted license bearing number 92 of 2023 on 21.04.2023, sanctioned under the Deen Dayal Jan Awas Yojana for the development of an affordable plotted colony and the road construction work was done as per the work order for road construction issued vide letter no. 4S/22-23-15 dated 07.04.2023 under previous license bearing number 92 of 2023 dated 21.04.2023. We have stopped the construction work at the time of obtaining the new license bearing number 225 dated 30.10.2023. Licence no. 92 of 2023, Road construction contract and license no. 225 of 2023 and Affidavit regarding the same are enclosed as Enclosure-I, Enclosure-II Enclosure-III and Enclosure-IV respectively.
2.	The Nala lands NJ and N2 (shown in revenue record) have been incorporated in the project land by erecting boundary on both ends of both nalas and complete change of identities of nalas by land levelling and construction of project features over there. It need to be looked into whether the project owner have been permitted by designated authority to	Khasra No. of licence no. 225 of 2023 dated 21.04.2023 are Rect. No. 27 Killa No. 12/2 (1-7), Killa No. 13/2 (0-12), Killa No. 18 min (1-11), Killa No. 19/1min (5-14), Killa No. 19/2 (1-4), Killa No. 20 (8-0), Killa No. 21/1 min (0-1), Killa No. 21/2/1 min (4-8.5), Killa No. 21/2/2 min (0-11), Rect. No. 28 Killa No. 24/1/3 (3-13), Killa



	<p>take possession of nala lands and carry out such works.</p>	<p>No. 24/2/1/2 (0-17), Killa No. 24/2/2 (0-12), Killa No. 25/1/1 (1-10), Killa No. 25/1/2 min (3-0), Rect. No. 40 Killa No. 4/1 (4-19), Killa No. 4/2 (1-7), Killa. No. 5/1 (3-12), Killa No. 7/2 (1-9), Rect. No. 45 Killa No. 14/1 (5-9), Killa No. 14/2 (3-14), Killa No. 15/1/1 (2-9), Killa No. 15/1/2 (1-19), Killa No. 15/2/1/1 (0-2), Killa No. 16/2/1 (1-9), Killa No. 16/2/2 (1-4), Killa No. 16/2/3 (1-14), Killa No. 17/1 (3-2), Killa No. 17/2 (4-18), Killa No. 18/1 (0-19), Killa No. 18/2 (1-7), Killa No. 24 (7-18) admeasuring 10.071875 Acres in the revenue estate of Village Ullahawas& Village Behrampur Sector- 59 & 63 A, Gurugram, Haryana.</p> <p>At the time of purchase of land there was no functioning nala existed on site. The boundary wall erected alongside nala has also not been erected by our Company. The said boundary wall was pre-existing as part of boundary wall of adjacent project.</p> <p>Also, the Khasra Number of Nalla is 75/1-3 plan approved by the Patwari which is not a part of licence no. 225 of 2023 is enclosed as Enclosure-V and Site plan with Sijra Superimposed is enclosed as Enclosure-VI. Company has also obtained the permission vide no. MCG/TP/2023/15468 dated 15.05.2023 from the office of Commissioner, Municipal Corporation Gururam for the construction of Culvert on the nallahs passing through the site by paying the requisite fees. The copy of the permission obtained from the office of the Commissioner; Municipal Corporation Gurugram is enclosed as Enclosure-VII.</p>
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		<p>Site report by the Halka Patwari and application copy to the Tahsildar and is enclosed as Enclosure-VIII(a) and Enclosure-VIII(b).</p> <p>Affidavit regarding the same is enclosed as Enclosure-IV.</p>
3.	<p>Structure S3 is akin to a large Corporate Office of about 550m² covered area with splendid lawn, fountain and pavements where tiling work is going on. It may be assessed whether it is qualifies for a Site Office.</p>	<p>Structure S3 (having surface area of 944.28 m² Rect. No. 27 Killa No. 21/2/2 min) i.e. Site/ Corporate office area along with fountain is neither situated on the land forming the part of the License bearing number 225 of 2023 nor situated on the land forming the part of the previous License bearing number 92 of 2023 and therefore, the Company should not be held liable for violations of obtaining the Environment Clearance with regards to the said site office. Furthermore, it's a temporary structure. Layout plan on google earth depicting the location of the said Structure S3 is enclosed as Enclosure-IX.</p> <p>Site plan with Sijra Superimposed is enclosed as Enclosure-VI.</p> <p>Affidavit regarding the same is enclosed as Enclosure-IV.</p>
4.	<p>Structures S1 and S2 near the rear side Gate3 are told to be old and to be eventually demolished. However, fresh renovation work is still going on in these structures as shown Annexure 2. These have potential to be used unauthorisedly till these are removed/replaced in accordance with duly approved site plan.</p>	<p>Structure S1 & S2 were pre-existing residence (Farmhouse) of the collaborator at the time of collaboration agreement. No construction or renovation work is being done in these structures and these structures are being used only to store the left-over materials like tiles, cement bags etc.</p> <p>These Structures i.e S1 and S2 are part of phase 2 development and will be demolished at the time of phase 2 development. Affidavit regarding same is enclosed as Enclosure-IV.</p>
5.	<p>PP should submit the wildlife activity plan.</p>	<p>EMP Budget is enclosed as Enclosure-X.</p>
6.	<p>PP should clarify about the Revenue Rasta passing beside the project site.</p>	<p>Revenue Rasta Passing beside the project site is not a part of our land and development plan. Site plan with Sijra Superimposed</p>



		is enclosed as Enclosure-V . Affidavit regarding same is enclosed as Enclosure-IV .
7.	PP should submit the Structural Stability Certificate.	Structural stability Certificate is enclosed as Enclosure-XI .
8.	PP Should submit Power Assurance.	Power Assurance is enclosed as Enclosure-XII .
9.	PP should submit Electrification Plan	Approved site plan with Electrification Facility is enclosed as Enclosure-XIII .

A discussion was held by the Committee on the submissions made by PP towards the site visit of sub-committee. The Committee found the reply in order. The PP was further clarified observation of committee by way of an affidavit dated 03.08.2024 submitting therein as under:

1. That, we are going to develop a Residential Colony under NILP Policy located at Sector 59 and 63A, Gurugram, Haryana.
2. That, no excavation/construction work has been carried out during the period 07.04.2023 to 02.11.2023. Company was granted license bearing number 92 of 2023 on 21.04.2023, sanctioned under the Deen Dayal Jan Awas Yojana for the development of an affordable plotted colony and the road construction work was done as per the work order for road construction issued vide letter no. 45/22-23-15 dated 07.04.2023 under previous license bearing number 92 of 2023 dated 21.04.2023.
We have stopped the construction work at the time of obtaining the new license bearing number 225 dated 30.10.2023
3. That, Khasra No. of licence no. 225 of 2023 dated 21.04.2023 are Rect. No. 27 Killa No. 12/2 (1-7), Killa No. 13/2 (0-12), Killa No. 18 min (1-11), Killa No. 19/1min (5-14), Killa No. 19/2 (1-4), Killa No. 20 (8-0), Killa No. 21/1 min (0-1), Killa No. 21/2/1 min (4-8.5), Killa No. 21/2/2 min (0-11), Rect. No. 28 Killa No. 24/1/3 (3-13), Killa No. 24/2/1/2 (0-17), Killa No. 24/2/2 (0-12), Killa No. 25/1/1 (1-10), Killa No. 25/1/2 min (3-0), Rect. No. 40 Killa No. 4/1 (4-19), Killa No. 4/2 (1-7), Killa No. 5/1 (3-12), Killa No. 7/2 (1-9), Rect. No. 45 Killa No. 14/1 (5-9), Killa No. 14/2 (3-14), Killa No. 15/1/1 (2-9), Killa No. 15/1/2 (1-19), Killa No. 15/2/1/1 (0-2), Killa No. 16/2/1 (1-9), Killa No. 16/2/2 (1-4), Killa No. 16/2/3 (1-14), Killa No. 17/1 (3-2), Killa No. 17/2 (4-18), Killa No. 18/1 (0-19), Killa No. 18/2 (1-7), Killa No. 24 (7-18) admeasuring 10.071875 Acres in the revenue estate of Village Ullahawas & Village Behrampur Sector- 59 & 63 A, Gurugram, Haryana.
At the time of purchase of land there was no functioning nala existed on site. The boundary wall erected alongside nala has also not been erected by our Company. The said boundary wall was pre-existing as part of boundary wall of adjacent project.
Also, the Khasra Number of Nalla is 75/1-3 which is not a part of licence no. 225 of 2023.
4. That, structure S3 (having surface area of 944.28 m² Rect. No. 27 Killa No. 21/2/2 min) i.e. Site/ Corporate office area along with fountain is neither situated on the land forming the part of the License bearing number 225 of 2023 nor situated on the land forming the part of the previous License bearing number 92 of 2023 and therefore, the Company should not be held liable for violations of obtaining the



Environment Clearance with regards to the said site office. Furthermore, it's a temporary structure.

5. That, two existing structures are very old and were part of the landowner of former farm. These structures are part of phase 2 development and will be demolished as part of our project development plan.
6. That, revenue Rasta Passing beside the project site is not a part of our land and development plan.

Environment Management Plan-Budget

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	75	20
Rain Water Harvesting System	17.5	17
Solid Waste Management	27.5	4.5
Environmental Monitoring	10	8.5
Green Area/ Landscape Area	25	4
Others (Energy saving devices, miscellaneous)	57.66	6

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Providing laptops to students of Following Schools: 1. Government Secondary School Ghatta Kanarpur. 2. Government Primary School Bhuapur. 3. Government Middle School Tigra, Sector 57. 4. Naya Gaon Primary School. 5. Government Girls School Wazirabad, Sector 52	30	-
Providing public toilets, and dustbins in the surrounding area of village Ulhawas.	60	-
Providing Water Coolers and sanitation in following govt school. 1. Government Secondary School Ghatta Kanarpur. 2. Government Primary School Bhuapur. 3. Government Middle School Tigra, Sector 57. 4. Naya Gaon Primary School. 5. Government Girls School Wazirabad, Sector 52	75	-
Providing Computers, Printers etc in following govt school. 1. Government Secondary School Ghatta Kanarpur. 2. Government Primary School Bhuapur. 3. Government Middle School Tigra, Sector 57. 4. Naya Gaon Primary School. 5. Government Girls School Wazirabad, Sector 52	60	-



Development of following ponds: 1. Pond 1 (01HRGGMHN0083ULHA391) Nathriya Baba Mandir Pond (01HRGGMHN0083ULHA391)	35	
Setting up solar lighting facilities in nearby villages	100	-
Development of roads in nearby village Ulhawas.	50	
Plantation in nearby village Ulhawas.	60	
Cow shelter in nearby village Ulhawas.	25	
Fund allocated for Wild Life Conservation	10	
➤ Plantation of tress		
➤ Digging of Ponds	3.0	
➤ Construction of feeding Platforms and enclosure	3.0	
➤ Awareness Generation	2.0	
Putting artificial nests on tress	1.0	
TOTAL	717.66 LAKHS	60 LAKHS

A detailed discussion was held on the documents submitted regarding Land Documents, Water, Sewerage, Power, FAR, Wildlife Activity Plan, Green Plan, EMP, AAI NOC, STP, Treated Water, Court Case, Forest NOC, Aravali NOC as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with "Gold Rating" and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **Shri Rishi Aggarwal**
2. **Shri Mahesh Aggarwal Ss/o Shri E. C. Aggarwal,**
in collaboration of M/s 4S Developers Pvt. Ltd. (as per license No.225 of 2023 issued vide Endst. No.LC-5199/JE(SB)2023/36094 dated 31.10.2023 issued by DTCP valid upto 29.10.2028).

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

A. Specific conditions:-

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



3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the 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 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.
23. 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.
24. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
25. The minimum growth of trees should be 03 meters with sufficient canopy.
26. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
27. 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).
28. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
29. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
30. Water intensive and/or invasive species should not be used for landscaping.
31. As proposed **8,685.046 m² (@21.3% of the total Plot Area)** shall be provided for green area development.
32. The PP shall adopt the Pond (UID No. **01-HR-GGM-HN-0083-ULHA-391**) for its rejuvenation and beautification.
33. **11 Rain Water Harvesting Pit** shall be provided for ground water recharging as per the CGWB norms.
34. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
35. The PP shall provide solar power as per HAREDA norms.
36. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
37. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
38. The PP shall register themselves on the <http://dustapphspcb.comportal> as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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



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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

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



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

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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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



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

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

V Waste Management

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

297.12 EC (under Violation category) for “Development of Proposed Integrated Bus terminal cum Commercial Facilities” at NIT Faridabad, Haryana by M/s Pacific Development Corporation Limited

Project Proponent : Not Present
Consultant : Not Present

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/482739/2024 dated 21.06.2024 for obtaining **Environment Clearance (under Violation Category)** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.535716 dated 05.07.2024, **however, Hard Copy of DD not submitted by PP.**

This case was again taken up in 297th meeting of SEAC, Haryana held on 29.07.2024. However PP requested vide email dated 24.07.2024 to defer their case as they could not attend the meeting due to some unavoidable circumstances. The committee acceded with the request of PP and deferred their case.

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

Project Proponent :Sh.Rambir
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/485300/2024 dated 02.07.2024 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.225671 dated 01.03.2024. The project has been ToR granted on 12.03.2024 by SEIAA.

The Basic Detail-cum-Comparative Statement of the project is as under:

Table 1: Basic Detail

Name of the Project: Proposed Expansion of Group Housing project is located at sector 36A, Gurgaon Manesar Urban Complex, Haryana by M/s Krisumi Corporation Private Limited.					
Sr. No.	Particulars		Quantity as per Existing EC	Proposed Quantity	Total Quantity
1.	Online Project Proposal Number		SIA/HR/INFRA2/485300/2024		
2.	Latitude		28°25'7.66" N		
3.	Longitude		76°58'19.24" E		
4.	Plot Area (m ²)		122949.155	12140.58	135089.74
5.	Net Plot Area(m ²)		1,18,434.50	12140.58	130575.08
6.	Area of Pocket Phase wise(m ²)		87,349.74	43225.34	130575.08
7.	Proposed Ground Coverage (m ²)		19122.87	9275	28397.87
8.	Proposed FAR (m ²)		221129.461	231625.00	452754.461
9.	Non-FAR Area (m ²)		232102.84	163514.20	395617.04
10.	Total Built Up area (m ²)		453232.301	395139.20	848371.501
11.	Total Green Area with Percentage (m ²)		24630.56 (28.20%)	6483.801 (15.00%)	31114.361 (23.82 %)
12.	Rain Water Harvesting Pits (No.)		22	11	33
13.	STP Capacity (KLD)		895	670.00	1565
14.	Total Parking (ECS)		3140	2544	5684
15.	Organic Waste Converter		3	1	4
16.	Maximum Height of the Building (m)		159	159	159
17.	Power Requirement (KW)		11190	10500	21690
18.	Power Backup (KVA)		12561	11800	24361
19.	Total Water Requirement (KLD)		1016.19	680.76	1696.95
20.	Fresh Water Requirement (KLD)		634.11	478.14	1112.25
21.	Treated Water (KLD)		382.08	202.62	584.70
22.	Waste Water Generated (KLD)		714	532.91	1246.91
23.	Solid Waste Generated (TPD)		4.92	3.66	8.58
24.	Biodegradable Waste (TPD)		2.39	1.72	4.11
25.	Number of Floors		3B+ G+49	3B+G+42	3B+G+49
26.	Dwelling Units		Main DU-1828 EWS-324	Main DU-976 EWS-171	Main DU-2804 EWS-497
27.	Number of Building blocks		12	7	19
28.	Basement		3	3	3
29.	Total Cost of the project (Cr.):		869.08	1066.17	1935.25
30.	EMP Cost/Budget (Lacs)	Capital Cost(lacs)	434.32	433.74	868.06
		Recurring Cost (lacs)/year	104.66	68.47	173.13
31.	Incremental Load in respect of:		PM 2.5 (µg/m ³)		0.161
			PM 10(µg/m ³)		0.27
			SO ₂ (µg/m ³)		1.008
			NO ₂ (µg/m ³)		4.35
			CO (mg/m ³)		0.00157



32.	Status of construction	The project is in construction phase		
33.	Construction Phase:	i) Power Back-up	-	300kVA
		ii) Water Requirement & Source	-	50KLD STP treated water supply from tankers
		iii) Anti-Smog Gun	-	4

The case was taken up in 297th meeting held on 29.07.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 29.07.2024 stating therein as under:

- That, Earlier Environment Clearance was obtained with vide EC Identification no. EC23B039HR110360 and File No. SEIAA/HR/2023/406 dated 18.12.2023 for total plot area 122949.155 m² and built-up area 453232.301 m².
- Now, the plot area is increasing from 122949.155 m² to 135089.74 m² and total built up area from 453232.301 m² to 848371.50 m² due to addition of Plot area.
- That, TOR has been obtained from SEAC, Haryana with vide ToR Identification no. TO24B3813HR5654759N dated 12.03.2024 as we have submitted EC under expansion within 6 months so Self-certified compliance has already been submitted as per MoEF&CC notification dated 8th June 2022. Copy of Self certified is attached as **Annexure A**.
- That, as per CA certificate project cost of proposed expansion is 1066.17 cr. Copy of CA certificate is attached as **Annexure B**.
- That, Forest and Aravali NOC are attached as **Annexure C1 & C2**.
- That, Water, Power, Sewer and storm water for proposed expansion has been obtained and attached as **Annexure D1, D2, D3 and D4**.
- That, AAI NOC has been obtained. Copy of the same is attached as **Annexure E**.
- That, Total proposed green area for the project is 31114.361 sqm i.e. 23.82 % of net plot area.
- That, block wise plantation will be done. Revised Landscape plan is attached as **Annexure F**.
- That, Revised EMP is attached as **Annexure G**.
- That, the No litigation is pending against the project.

The **Construction Status** of the project as submitted by PP is given below:

Construction Status						
S.No	Description	East Tower	West tower	Community Building	EWS	Tower-2 (Phase-2)
1	STRUCTURE WORK/FLOOR	27th	34th	1st	4th	Basement-2
2	FINISHES WORKS	100%	100%	100%	100%	0%
3	FAÇADE WORK	100%	100%	100%	100%	0%
4	ELECTRICAL	100%	100%	100%	100%	0%
5	FIREFIGHTING	100%	100%	100%	100%	0%
6	PLUMBING	100%	100%	100%	100%	0%
7	HVAC	100%	100%	100%	100%	0%
8	LIFT	100%	100%	100%	100%	0%



9	DG SETS WORK	100%	100%	100%	100%	0%
10	EXTERNAL DEVELOPMENT WORK	100%	100%	100%	100%	0%

2. Existing Environment features installed at the project site is as below:

S. NO.	PARTICULARS	STATUS
1	STP	STP of 460 KLD Capacity is installed at site
2	RWH Pits	6 nos. of Rain water Harvesting pits are present at the site
3	Green Area	6204.98 sqm of green area has been developed at site. 447 trees are planted at site and 371 trees are planted at the nursery. Details of the same has already been submitted at the time of presentation.
4	Solar	SPV capacity of 75 kWp is installed at the site

Table 2 – EMP Detail

The EMP Budget detail submitted by the PP as under:

ENVIRONMENT MANAGEMENT BUDGET (DURING CONSTRUCTION PHASE)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
BARRICADING OF CONSTRUCTION SITE	42	9.24
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	5	1
MOBILE Toilets	3	1
DISINFECTION/ PEST CONTROL		0.5
LABOUR HEALTH CHECK UP & FIRST AID FACILITY	5	0.5
LABOR WELFARE (canteen, creche,safeaccess road - water power, cooking /gas)	10	1.5
WHEEL WASHING	1	0.5
WASTE STORAGE BINS - LABOUR CAMP/SITE OFFICES	1.5	0.75
TRAFFIC MANAGEMENT SIGNAGES	1.5	0.15
SAFETY TRAINING TO WORKERS		1
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	90.50	20.39

ENVIRONMENT MANAGEMENT BUDGET (DURING OPERATIONPHASE)		
COMPONENT	CAPITAL COST (Rs in Lacs)	RECURRING COST (Rs in Lacs)/Annum
SEWAGE TREATMENT PLANT (670 KLD)	167	36.18
RAIN WATER HARVESTING SYSTEM Rain Water Storage (11 no.)	38.5	5.78
SOLID WASTE STORAGE BINS & COMPOSTER	29.24	19.30
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	90	5.22
ROOF TOP SPV PLANT (105 Kwp)	63	0.00
Adoption of Pond (UID-01HRGGMGGM0042MANK402)	36	-
Wildlife activity	10	-
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	433.74	68.47



A detailed discussion was held on the documents submitted regarding Comparative Status, Previous EC, CCR, Forest NOC, Aravalli NOC, Fire approvals, Air Quality Measures, EMP, Zoning, HT Line, All Assurances, Building Plan, Court Cases, Green Area as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with "Gold Rating" and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

- 1. M/s Namo Lands Private Limited in collaboration M/s Krisumi Corporation Private Limited as per license no.71 of 2024 issued vide Endst. No.LC-2819-C/JE(SK)/2024/19090 dated 01.07.2024 (valid upto 27.06.2029) issued by DTCP, Haryana**

The **Environmental Clearance** is recommended to be granted to the project with following specific and general stipulations:

A. Specific conditions:-

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



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 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.
23. 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.
24. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
25. The minimum growth of trees should be 03 meters with sufficient canopy.
26. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
27. 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).
28. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
29. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
30. Water intensive and/or invasive species should not be used for landscaping.



31. As proposed **31114.361 sqm (23.82 % of net plot area)** shall be provided for green area development alongwith Block Green as proposed by PP in landscape plan.
32. **33 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
33. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
34. The PP shall provide solar power as per HAREDA norms.
35. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign “Ek Ped Maa Ke Naam” and shall upload the details of the same in the MeriLiFE Portal (<http://merilife.nic.in>)**
36. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
37. The PP shall register themselves on the <http://dustapphspcb.comportal> as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

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



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



and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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

V Waste Management

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



- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 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. 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 single 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.
- ii. 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.
- iii. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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



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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous

- i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant



offices of the Government who in turn has to display the same for 30 days from the date of receipt.

- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- x. Any change in planning of the approved plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
- xi. The PP should give unambiguous affidavit giving land promoters in accordance with their 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.



297.14 EC for Project Manufacturing of CRCA sheets and Steel Pipes located at Village Dudhola, Village Dhatir & Dudhola, District Palwal, Haryana by M/s Prompt Enterprises Private Limited

Project Proponent : Sh. Parveen Kumar

Consultant :OCEAO-ENVIRO Management Solutions (India) Pvt. Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/IND1/442953/2023 dated. 08.09.2023 for obtaining **Environment Clearance** under Category 3(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.531240 dated 24.03.2023. Standard ToR was granted to this project on 07.04.2024

The case was taken up in 277th meeting held on 04.10.2023. During appraisal, it was come to the notice of the committee that as per conditions under the Head 7. Additional Studies to be done as mentioned at the following Sr.Nos.:

- i. Public consultation details (Entire proceedings as separate annexure along with authenticated English Translation of Public Consultation proceedings.
- ii. Summary of issue raised during public consultation along with action plan to address the same as per MoEF&CC O.M. dated 30.09.2020

Therefore, there is requirement of public hearing/public consultation is required as major area of the unit is for the expansion of the existing unit. Thus, PP/consultant is required to fulfill the terms and conditions of the ToR before appraisal of the case. The case will be taken up after the requisite reply/report is received from the consultant/PP.

The case was taken up in 292nd meeting held on 15.05.2024. PP submitted a letter dated 13.05.2024 and informed the committee that the Public Hearing has been scheduled on 29.05.2024 for this project. They will submit the final EIA/EMP report after the public hearing. PP further requested to defer the case and consider after public hearing. The committee acceded with the request of PP and deferred their case.

Table 1 – Basic Detail

Name of the Project: Environment Clearance of the project Manufacturing of CRCA sheets and Steel Pipes Located at Village Dhatir&Dudhola, Palwal, Haryana by M/s Prompt Enterprises Private Limited.		
Sr. No.		Particulars
Online Proposal No. SIA/HR/IND1/442953/2023		
1.	Latitude	28° 12' 4.99" N to 28° 12' 21.27" N
2.	Longitude	77° 15' 43.44" E to 77° 15' 34.32" E
3.	Plot Area	103322.288 SQM
4.	Existing Ground Coverage	7689.91 SQM
5.	Proposed Ground Coverage	48267.514 SQM
7.	TOTAL FAR (Existing + Proposed)	64283.955 SQM
8.	Non-FAR Area	114.447 SQM
9.	Total Built Up area	64398.432 SQM



10.	Total Green Area with Percentage	34106.68 SQM (33.01%) at the project site		
11.	Rainwater Harvesting Pits	15 Nos RWH PITS		
12.	STP Capacity	30 KLD		
13.	ETP Capacity	450 KLD		
14.	Total Parking	318 ECS		
15.	Maximum Height of the Building (m)	Below 15 Mtrs.		
16.	Power Requirement	11.7 MW		
17.	Total Water Requirement	501 KLD		
18.	Domestic Water Requirement	28 KLD		
19.	Fresh Water Requirement	177 KLD		
20.	Treated Water Requirement	324 KLD		
21.	Wastewater Generated	394 KLD		
22.	Solid Waste Generated	232.26 Kg/day		
23.	Biodegradable Waste	139.35 Kg/day		
24.	Number of Towers	Industrial Shed		
25.	Stories	G+1		
26.	R+U Value of Material used (Glass)	U = 3.5 W/sqm k, R = 0.91		
27.	Total Cost of the project:	i) Land Cost	15.75 Cr	
		ii) Building Cost	45.00 Cr	
		iii) P & M Cost	203.62 Cr	
		Total	264.37 Cr	
28.	Total EMP Cost	5.70 Cr (2.15%)		
29.	Increment Load in respect of	PM 2.5	1.32 µg/m3	
		PM 10	2.21 µg/m3	
		SO _x	6.48 µg/m3	
		NO _x	14.17 µg/m3	
		CO	1.14 mg/m3	
30.	Raw Material Quantity	Existing	Expansion	Total Quantity
	Hot Rolled Sheets	700MT/Day	1700 MT/Day	2400 MT/Day
	Zinc	---	15 MT/Day	15 MT/Day
	Color	---	5 KL/Day	5 KL/Day
	Hydrochloric Acid	10Tons/Day	15 Tons/Day	25 Tons/Day
31.	Production Capacity	Existing	Expansion	Total Capacity
	Cold Rolled Coils	600 MT/Day	500 MT/Day	1100 MT/Day
	Colour Coated Coils	NIL	500 MT/Day	500 MT/Day
	ERW Steel Pipe	95 MT/Day	NIL	95 MT/Day
	Galvanized Sheet	NIL	500 MT/Day	500 MT/Day
	Total Production	695 MT/Day	1500 MT/Day	2195 MT/Day

The case was taken up in 297th meeting held on 29.07.2024.PP and consultant appeared before the committee and presented their case:

1. The project CRCA sheets and Steel Pipes manufacturing facilities comes under the category 3(a) Secondary Metallurgical Industries (notification dated 20.07.2022 issued by MoEF& CC).
2. The project is manufacturing of CRCA sheets and ERW Steel Pipes with the total existing capacity is CRCA sheets @600 MT/Day and ERW Steel Pipe @95 MT/Day.



3. There are no induction furnaces for manufacture of liquid steel. CRCA sheets and Steel Pipes are produced by cold rolling of Hot Rolled (HR) coils (raw material) which are procured from Tata Steel Ltd.
4. The project proponent wants to carry out expansion of existing plant at same location. The present manufacturing facilities are situated in a plot area of 42,443 m². For carrying out expansion additional land 60,879.288 m² has been acquired adjacent to existing plot.
5. The expansion is proposed only in manufacturing of CRCA sheets. The existing capacity will be increased by 1500 MT/Day hence, total proposed production capacity will be @2100 MT/Day. The existing manufacturing capacity of ERW Steel pipes will remain unchanged @ 95 MT/Day.
6. Earlier, the cold rolling activities were not covered under the purview of the EIA Notification 2006 and its subsequent amendments, therefore Environmental Clearance was not applicable to this project.
7. The existing project has obtained Consent to Operate from Haryana Pollution Control Board vide a letter no. HSPCB/Consent/:313102621PALCTO13467003 dated 02/08/2021 valid up to 30/09/2023 for the capacity of CRCA sheets @600 MT/Day and ERW Steel Pipe @95 MT/Day. Further renewal of CTO has been obtained vide Consent No. 313102623PALCTO48954757 dated 01/12/2023 valid up to 30/09/2025.
8. The existing project has obtained a license for the Installation of Petroleum class B from Petroleum & Explosives Safety Organization (PESO) vide License No. P/NC/HN/15/1870 (P394505) – which is valid up to 31/12/2023. Further renewal of PESO has been obtained vide License No. P/NC/HN/15/1870 (P394505) – which is valid up to 31/12/2024.
9. As per directives of Honorable National Green Tribunal NGT order dated 12th February, 2020 and MoEF&CC Gazette notification vide a S.O. no. 3250(E) dated 20th July, 2022, the standalone cold rolling stainless steel manufacturing industries require prior Environment Clearance under the project/activity classified as 3(a) Metallurgical Industries irrespective of their production capacity.
10. As per EIA Notification 14th September, 2006 and its amendment thereof, the project listed in category 3(a) and falls under category "B" i.e., all other non-toxic secondary metallurgical processing industries and under "B1" as the total production is 8,01,175 tons per annum which is greater than 5000 tons per annum.
11. Also, per directives of Honorable National Green Tribunal NGT order dated 12th February, 2020 and MoEF&CC Gazette notification vide a S.O. no. 3250(E) dated 20th July, 2022, the standalone cold rolling stainless steel manufacturing industries/ units are exempted from Public hearing provided the application for the grant of TOR shall be made within a period of 1 (one) year from the date of the notification vide a S.O. no. 3250(E) dated 20th July, 2022
12. The application for TOR for this unit is submitted to State Environment Impact Assessment Authority, Haryana vide a proposal no SIA/HR/IND1/424752/2023 dated 04 April 2023 which is within the window period of 1 (one) year therefore the Public Hearing is exempted for this project. Auto TOR is issued on 07 April 2023 from SEIAA, Haryana. In this connection, this EIA report has been prepared.
13. The baseline has been conducted for a period of March 2023 to May 2023.
14. The Public hearing has been conducted in presence of ADC, Palwal, RO, HSPCB Palwal and other stakeholders dated 29th May 2024. Further proceedings of public hearing have been obtained dated 19.06.2024.
15. Further, the final Environment Impact Assessment report has been submitted via PARIVESH Portal dated 08.07.2024.



The committee discussed the case and raised some observations to which PP replied vide letter dated 29.07.2024 alongwith an affidavit of even date stating therein as under:

1. That, M/s Prompt Enterprises Pvt. Ltd. has proposed CRCA sheets and Steel Pipes manufacturing facilities project with the existing capacity of Manufacturing unit is CRCA sheets @600 MT/Day and ERW Steel Pipe @95 MT/Day project at Village Dhatir, District Palwal, Haryana.
2. That, we have proposed expansion of Manufacturing unit for CRCA sheets @1500 MT/Day project at Village Dudhola, District Palwal, Haryana.
3. That, the total production capacity of plant (Existing + Expansion) will be CRCA sheets @2100 MT/Day and ERW Steel Pipe @95 MT/Day project at Village Dhatir, Dudhola, District Palwal, Haryana.
4. That, as per directives of Honorable National Green Tribunal NGT order dated 12th February, 2020 and MoEF&CC Gazette notification vide a S.O. no. 3250(E) dated 20th July, 2022, the standalone cold rolling stainless steel manufacturing industries require prior Environment Clearance under the project/activity classified as 3(a) Metallurgical Industries irrespective of their production capacity.
5. That, we have obtained all the NOC's / permissions from the competent authority such as Forest NOC, LOI for regularization of Existing Building, Approval of Building Plan (Expansion Unit), Change of Landuse permission/CLU of expansion Unit, Existing Petroleum Class B Installation License renewal, Unit, Occupancy Certificate (Existing Unit), CTO (Existing Unit), Electricity Bill. The copy of NOC's is attached as **Annexure-I**.
6. That, Zero Liquid Discharge (ZLD) will be achieved for domestic as well as for process. No surplus treated water and wastewater will not be discharged outside the project premises.
7. That, the Project is having 2 PNG based boilers [capacity 5TPH and 3TPH] provided with stacks of adequate height. Technical specifications of boiler are attached as **Annexure- II**.
8. That, the total project cost is approx. 264.37 crores or 26437 Lakhs. A copy of CA certificate is attached as **Annexure-III**.
9. That, the total landscape area proposed is 34106.68 sqm i.e. 33.01 % of the total plot area. A copy of landscape area is attached as **Annexure-IV**. That approx. 60% of block plantation of total green area has been proposed.
10. That, 5% of total power load will be met through solar panels. Approximately 850 KW solar panels are proposed.
11. That, public hearing has been successfully conducted on 29.05.2024 in presence of ADC, Palwal, RO, HSPCB, Palwal. Proceedings of public hearing is attached as **Annexure-V**.
12. That, we have provided 40 Nos of street lights to the gram panchayat, Dudhola as a part of CER activity in the existing phase.
13. That, we will develop community hall in village Dudhola in consultation with gram panchayat, Dudhola as a part of CER activity for the expansion phase.
14. That, there is no litigation is pending with this project.
15. That, we will submit six monthly compliances of environmental clearance granted to us on Parivesh Portal.
16. That, Aravalli Clearance is not applicable on our project as per the Aravalli Notification dated 07.05.1992.
17. That, Water demand in the operational phase will be met through abstraction of ground water through borewells.



Table 2 – EMP Budget

EMP Cost already incurred during Construction & Operation phase of Existing Unit

S. No.	Particulates	Capital Cost [in Lakh]	Recurring Cost [in Lakh]
1	Air pollution control – Air pollution control devices, Stacks, Fume Extraction System, Water Sprinkling	20	2
2	Water pollution control - ETP and STP	45	10
3	Solid wastes management – Dust Bins, Storage Facility of Hazardous Waste	10	1
4	Green area development	20	5
5	Environmental monitoring	0	3.72
6	PPE to Labours	25	6
7	Fire Safety & Fire Equipments	25	5
Total Cost		145	32.72

EMP Cost proposed for Expansion Unit

EMP Cost proposed during Construction Phase of Expansion Unit				
S. No.	Particulates	Capital Cost [in Lakh]	Recurring Cost [in Lakh]	
			Ist Year	IInd Year
1	Air pollution control – Anti Smog Guns, water Sprinkling, Wheel Washing Facility, Tarapulin Sheet for Covering of Material, Barricading	20	2	2
2	Solid wastes management – Dust Bins, Storage Facility of Hazardous Waste	5	0.5	0.5
3	Green area development	10	1	1
4	Environmental monitoring	0	0.35	0.35
5	PPE to Labours	10	1	1
6	Fire Safety & Fire Equipment	10	1.5	1.5
Cost During Construction Phase		55.0	6.35	6.35

EMP Cost proposed during Operation Phase of Expansion Unit			
S. No.	Particulates	Capital Cost [in Lakh]	Recurring Cost [in Lakh]
1	Air pollution control – Air pollution control devices, Stacks, Fume Extraction System, Water Sprinkling	40	4.0



2	Water pollution control - ETP and STP	150	15.0
3	Solid wastes management – Dust Bins, Storage Facility of Hazardous Waste	30	2.0
4	Green area development	60	5.0
5	Environmental monitoring	0	1.0
6	PPE to Labours	20	1.0
7	Rejuvenation of Pond at Village Dudhola	30	1.0
8	Development of Community Hall at Village Dudhola in consultation of Gram Pradhan	40	1.0
Cost During Operation Phase		370.0	30.0
Total Capital Cost of EMP for Construction and Operation Phase		425.0	
Total Project Cost for Expansion Project (LACS)		19369.0	
Percentage of EMP of Capital Cost (%)		2.19	

A detailed discussion was held on the documents submitted regarding Forest NOC, LOI, Building Plan, CLU, Occupancy Certificate, CTO, Electricity, ZLD, Technical specifications of boiler, project cost, CA certificate, landscape area, solar power, CER, community hall, litigation, six monthly compliance, Aravalli, water demand as well as the submissions made by the PP and the documents submitted.

The Committee held a detailed discussion on the documents submitted by PP and found in order. After due deliberations, the Committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to M/s Prompt Enterprises Private Limited** 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.

Specific Conditions:

1. A Green Belt/area of **34106.68 sqm (33.01%)** shall be developed at the project site in a time frame of two years covering with native species within plant premises and avenue plantation (as committed by PP). Out of proposed green area, 12% shall be developed as Block Green.
2. Greening and Paving shall be implemented in the plant area to arrest soil erosion and dust pollution from exposed soil surface.
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. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
6. The minimum growth of trees should be 03 meters with sufficient canopy.
7. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
8. 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).
9. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
10. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
11. Water intensive and/or invasive species should not be used for landscaping.
12. Ground Water will be the source for operational phase. Permission from HWRA for borewell to be obtained.
13. The project proponent shall maintain ETP and treated water will be reused and maintain the ZLD status.
14. The Oil scum and oily waste from plant shall be sent to registered re-cyclers.
15. All internal road and connecting road from project site to main highway shall be maintained with suitable Indian Standards as per the traffic load.
16. Performance test shall be conducted on all pollution control systems every year.
17. Particulate matter emission from stacks shall be less than 150 mg/Nm^3 .
18. Hazardous waste generated i.e. Empty Barrel/Containers contaminated with Chemicals, Used Oil shall be sent to registered re-cyclers and the Oil soaked clothes/residues shall be sent to TSDF and Acid Recovery Plant shall be maintained.
19. The progress made in CER/EMP Budget expenditure shall be submitted along with six monthly compliance report to the IRO and also upload on the company web site.
20. The gaseous emission from various processes should conform to the load/ mass based standards as prescribed by the Ministry of Environment & forest and the Central/State Pollution Control Board from time to time. At no time the emission level should go beyond the prescribed standards.
21. Particulate matter emission from stacks shall be as per the stipulated guidelines of SPCB/CPCB.
22. Water meter to be installed at every inlet point of fresh water uptake and also at circulation point and regular record to be maintained.
23. The project proponent shall install 24 x 7 continuous effluent monitoring system with respect to standards prescribed in environment (Protection) Rules 1986 and its amendments from time to time and connect it to SPCB and CPCB online servers and calibrate the system from time to time according to equipment suppliers specification through labs recognized under Environment (Protection) Act 1986 or NABL accredited laboratories
24. Garland drain and collection pit shall be provided for each stockpile in case of runoff in the event of heavy rains and to check the water pollution due to surface runoff.
25. A resource efficiency group shall be created to set annual targets for resource conservation and annual reports shall be furnished to RO
26. All internal roads should be concreted/paved. Proper lighting and proper pathway inside the factory premises should be constructed to ensure safe



vehicular movement. Provision of separate pathway for entry and exit of vehicles should be considered. Vehicles should conform to pollution under control (PUC) norms. Proper housekeeping shall be maintained within the premises. Solar lighting should be used as far as practicable complying with HAREDA norms, if applicable.

27. Vehicles carrying a raw material shall be covered with tarpaulin to prevent spreading of dust during transportation
28. Regular Sweeping of Road shall be practiced with vacuum sweeping machine or water sprinkling to minimize dust.
29. Adequate measures to be adopted for control of fugitive emissions. Regular water sprinkling should be done to control the fugitive emissions.
30. Health and safety of workers should be ensured. Workers should be provided with adequate personnel protective equipment and sanitation facilities. Occupational health surveillance of workers shall be done on a regular basis and record maintained as per factories act.
31. Adequate measures to be adopted to ensure industrial safety. Proper fire detection & protection systems to be provided to control fire and explosion hazards.
32. Emergency preparedness plan based on the Hazard Identification and Risk Assessment (HIRA) and Disaster Management Plan (DMP) shall be implemented
33. The project proponent carry out heat stress analysis for the workman who work in high temperature work zone and provide personal protection equipment as per the norms of the factory act

Statutory compliance:

The Environment Clearance (EC) granted to the project/ activity is strictly under the provisions of the EIA Notification, 2006 and its amendments issued from time to time. It does not tantamount/construe to approvals/ consent/ permissions etc., required to be obtained or standards/conditions to be followed under any other Acts/Rules/Subordinate legislations etc., as may be applicable to the project.

Air Quality Monitoring and Preservation

- i. The project proponent shall monitor fugitive emissions in the plant premises at least once in every six month through laboratories recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.
- ii. Appropriate Air Pollution Control Measures (APCM) shall be provided for all the air pollution generating points, so as to comply prescribed stack emission standards.
- iii. The project proponent shall provide leakage detection for Gaseous Fuel Storage Tanks.
- iv. The project proponent shall design the ventilation system for adequate air changes as per prevailing norms for all motor houses, Oil Cellars wherever required.

Water Quality Monitoring and Preservation

- i. The domestic wastewater will be treated through Sewage Treatment Plant in adjacent unit HRD (as committed by PP) to meet the prescribed standards.
- ii. The project proponent shall maintain the ETP and treated water will be reused and maintain the ZLD status.

Noise Monitoring and Prevention

Noise quality shall be monitored as per the prescribed Noise Pollution (Regulation and Control) Rules, 2000 and report in this regard shall be submitted to Integrated Regional Office (IRO), MoEF& CC as a part of six-monthly compliance report.



Energy Conservation Measures

- i. Energy conservation measures will be adopted such as adoption of renewable energy and provision of LED lights etc., to minimize the energy consumption.

Green Cover

- i. 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 single 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.
- ii. 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.
- iii. 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.

Waste Management

- i. Kitchen waste shall be composted.
- ii. Chemical sludge generated from ETP will be disposed through authorized recycler of HSPCB. Annual returns of chemical sludge generated have been to be filed as per HWM rules, 2016.

Human Health and Safety Issues

- i. Emergency preparedness plan based on the Hazard identification and Risk Assessment(HIRA)and Disaster Management Plan shall be implemented.
- ii. The project proponent shall provide Personal Protection Equipment (PPE) as per the norms of Factory Act.
- iii. Occupational health surveillance of the workers shall be done on a regular basis and record shall be maintained.

Environment Management

- i. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 30/09/2020 as part of Corporate Environment Responsibility(CER)activity.
- ii. The company shall have a well laid down environmental policy duly approved by the Board of Directors/Occupier.
- 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 report to the head of the organization.

Miscellaneous

- i. The project proponent shall make public the environmental clearance granted for their project along with the environmental conditions and safeguards at their cost by prominently advertising it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days and in addition this shall also be played in the project proponent's website permanently.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayat and Municipal Bodies in



addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

- iii. The project proponent shall upload the status of compliance of the stipulated environmental clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall monitor the criteria pollutants level namely; PM₁₀, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the projects.
- v. 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.
- vi. 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.
- vii. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report.
- viii. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).

