

State Environment Impact Assessment Authority **(SEIAA), Haryana**

Minutes of 189th Meeting of State Environment Impact Assessment Authority (SEIAA), Haryana held on 02.12.2024 at 2.00 PM, under the Chairmanship of Sh. Pranab Kishore Das, IAS (Retd.), Chairman, SEIAA, Haryana at Conference Hall, Bay's No. 55-58, 1st Floor, Paryatan Bhawan, Sector-2, Panchkula, Haryana.

List of Participants

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

At the outset, the Chairman, State Environment Impact Assessment Authority, Haryana (SEIAA), (**herein after refer to as, "The Authority"**), greeted the Members and requested the Member Secretary to give a brief background of the Proposals to be placed before the Authority as **"Agenda Items (Sr. No. 01 to 12)"** for discussions in the said meeting.

"Later, the Minutes of the 188th Meeting of SEIAA held on 22.11.2024 were "CONFIRMED" as part of the proceedings of 189th meeting held on 02.12.2024"

Meeting : 189th

Date: 02.12.2024

Time : 2:00 Noon

AGENDA ITEMS

(Sr. No. 01 to 12)

The Authority took up the following Proposals during 189th Meeting for consideration and decisions thereof:

Hearing on review application for Environment Clearance(under violation) for Group Housing Residential Colony Project “Vipul Garden” located in Sector-1, Village Daruhera District-Rewari by M/s Mudra Finance Ltd dated 30.06.2023

The case was taken up in **260th meeting held on 07.02.2023**. The PP submitted that the case of M/s G. P. Realtors was decided prior to the publishing of SoP issued by MoEF&CC dated 7th July 2021 to decide the cases under violation. The case of M/s G. P. realtors even pertains to a violation under the “**Wild-life Act**”, however, the present case pertains to not seeking the prior “Environment Clearance”, therefore the penalty clause or the method applied to calculate **penalty in case of M/S G. P. Realtors cannot be applied to the present case.**

It is further submitted by PP that in this case the final remediation budget has already been decided by SEIAA in the month of October 2020 much before the SoP dated 07.07.2021 issued by MoEF&CC and EC has also been approved in principle subject to submission of Bank Guarantee of Rs.38.70 Lakh which has also been deposited with HSPCB on dated 26.02.2021. A bank guarantee of 60 lacs towards “Remedial & Resource augmentation plan” has already been submitted to HSPCB as per recommended by SEAC on dated 30/12/2020 and no objection has been received by the PP from concerned quarter.

The Committee held a detailed discussion on the submission and documents submitted by the PP. After due deliberation, it was decided that since bank guarantee has already been deposited by PP in this case but penalty as per the SoP dated 07.07.2021 should be added as per following calculations:

1. Project cost of the violation part as per affidavit submitted by PP referred above is Rs.67.32 cr. Therefore, 1% additional penalty as per SoP dated 07.07.2021 i. e. Rs.67.32 lacs is liable.
2. Revenue earned/accrued of the violation part Rs.81.86 Cr. (as per Affidavit submitted by PP referred above. Therefore, additional penalty @0.25% as per SoP dated 07.07.2021 i.e. Rs.20.465 lacs is liable.
3. Total additional penalty to be deposited by the PP: Rs.87.785 lakhs in addition to the bank guarantee already deposited.

Therefore, committee further decided that the case be sent to SEIAA with the recommendation that additional penalty of Rs.87.785 lakhs as per SoP dated 07.07.2021 as calculated above be deposited in addition to bank guarantee of Rs.60 lakhs already deposited by the PP, for further consideration to grant EC under violation category.

The case was taken up **157th Meeting of SEIAA held on 11.05.2023**. After having gone through the details & record placed on the file alongwith perusing the recommendations of SEAC and further holding detailed discussions, the Authority observed the followings:

1. Initially, Environment Clearance (EC) to the Project was granted by the Competent Authority on 22.05.2008, (**Plot Area of 54203.509 Sqmtrs**), **having Built Up Area of 80146.752 Sqmtrs at Sector-1, Dharuhera (NH-8), District Rewari, Haryana**) under Category 8 (a) of EIA Notification dated 14.09.2006.
2. Project Proponent applied for expansion on 24.04.2018 by disclosing that total construction of the Project has gone upto 1,13,507.996 Sqmtrs, i.e. **beyond the prescribed & permissible limit of 80146.752 Sqmtrs, resulting in excess construction without EC is 33,361.244 Sqmtrs (i.e. 358966.98 Sqft) , which amounts to a clear cut & serious violation under the provisions of EIA Notification dated 14.09.2006. Meaning thereby construction of 358966.98 Sqft, without valid EC.**
3. It is well & clearly understood that in the light of order dated 22.02.2023 passed by the

Hon'ble NGT in Appeal No. 02 of 2023 titled "*VSR Infratech Pvt. Ltd Versus State of Haryana & Ors*", wherein, it has been observed that SOPs dated 07.07.2021 will be applied to decide the cases of Violation Category, which were submitted to the Competent Authorities in accordance with MOEF & CC, GOI Notification dated 14.03.2017 & 08.03.2018. The relevant part of the same is reproduced as under:

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2. *However, we find that SOP dated 7.7.2021 was not applicable in case in hand, inasmuch as the said SOP was applicable in respect to those applications which were filed within six months pursuant to Notification dated 14.3.2017 and not in all other matters. In the present case, if compensation was to be calculated, they had to follow law laid down by Supreme Court in Mantri Techzone Pvt. Ltd. v. Forward Foundation and Ors. (2019) 18 SCC 494 and Goel Ganga Developers India Pvt. Ltd. v UOI, (2018) 18 SCC 257, and by this Tribunal in various cases inter-alia in Appeal No. 54/2018, H. P. Ranjanna vs. Union of India & Ors. and OA No. 661/2018, Praveen Kakar & Ors. vs. Ministry of Environment & Forests & Ors.*

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Since, the proposal has been applied within the scope & meaning of MOEF & CC, GOI Notification dated 14.03.2017 & 08.03.2018, therefore, SOPs dated 07.07.2021 is deemed to be appropriate to apply in the instant case, to work out Penalty & Environmental Compensation Cost. Further, keeping in view of the observations made by Hon'ble National Green Tribunal in ***OA No. 976 of 2019 titled as Gurinder Singh Versus Union of India, the Authority, deemed it appropriate to make assessment in exercise of its own statutory functions.*** The relevant part of the order dated 24.11.2020 is reproduced, as under:

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4. *We are surprised at the stand taken by the State Authorities. A law violator is being asked to make assessment which is against any sensible norm. Once it is acknowledged that there is violation of law, instead of taking remedial action, the law violator is sought to be made judge is his own cause. This is serious abdication of responsibility by trustees of the citizens to run the governance.*

3. *Accordingly, we direct the authorities to withdraw such directions and to make assessment in exercise of their statutory functions, with the assistance of such expert or organization as may be considered necessary.*

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4. Upon examination of records, details placed on the file alongwith perusal of the recommendations made by the Appraisal Committee, the Authority observed that ongoing proceedings in the instant case, **NEVER ATTAINED FINALITY / DISPOSAL AT THE END OF THIS AUTHORITY**, till date, whereas, the Project Proponent, probably driven by own assumptions and strategy, proceeded to furnish a Bank Guarantee proposal, which was not finalized and approved by the Authority, till date. The Authority is baffled and surprised at the self drawn conclusions, arrived, by the Project Proponent by showing undue haste, without having waited for the final decision of the Authority. **This act of the Project Proponent is totally un-acceptable, which spells nothing, but contempt and defiance towards the ongoing proceedings.**

In the light of above, the Authority deemed it appropriate to proceed further to finalize the pending proceedings in regard to violations, where construction of **33,361.244 Sqmtrs (i.e. 358966.98 Sqft)** has been constructed at the Project Site, without valid Environment Clearance. As this amounts to a clear-cut violation under the scope & meaning of EIA Notification dated 14.09.2006, accordingly, the Authority decided to impose Penalty & Environmental Compensation Cost, within the scope & meaning of Environment (Protection) Act, 1986 / EIA Notification dated 14.09.2006 & SOPs dated 07.07.2021.

Penalty & Environmental Compensation Cost is calculated as under:

Sr. No.	Particular	Cost in Rs. In (lacs)	% age
1	Project Cost as disclosed by the PP in Application Form I & IA.	₹ 229 Crore.	
2	0.50% Penalty as per SOP 7 th July 2021, Clause No 12.a (ii) on Rs 229 Crore (Being voluntary disclosure)	₹ 114.50	0.50 %
3	Additional 0.25 % Penalty as per SOP 7 th July 2022 on Rs 229 Crore	₹ 57.25	0.25 %
4	Environmental Compensation Cost	₹ 458.00	2 %
	Total Amount	₹ 629.75	

The Project Proponent to pay :

(a) Penalty	:	₹ 171.75 Lakh
(b) Environmental Compensation Cost	:	₹ 458.00 Lakh
Total	:	₹ 629.75 Lakh

It is relevant to mention that **Hon'ble NGT** vide Order dated 21.10.2022 in **OA No. 976/2019 & M.A. No. 74/2022** (Gurinder Singh & Ors Versus Union of India & Ors.) and Order dated 11.11.2022 in **OA No. 10 of 2021 & I.A. No. 282 of 2022** (Sanjay Kumar Versus Union of India & Ors.), made directions that **PENALTY & ENVIRONMENTAL COMPENSATION COST** recovered from Project Proponent on account of Violations / Non- compliances ***"is to be utilized for RESTORATION, PROTECTION & CONSERVATION of Environment through State/ District Environment Plans"***.

In view of the above, the Authority directs the Project Proponent to deposit the **PENALTY & ENVIRONMENTAL COMPENSATION COST**, so assessed in the said case i.e. **₹ 629.75 Lakh in accordance with the directions issued by MOEF & CC, GOI vide Office Memorandum No. F.No. IA3-22/30/2022-IA.III(182415) dated 28.07.2022..**

The Authority upon considering all the facts & details discussed above, deemed it appropriate to **GRANT ENVIRONMENT CLEARANCE to the Project subject to the condition** that above mentioned Penalty & Environmental Compensation Cost, so assessed i.e. **₹ 629.75 Lakhs** by this Authority, shall be deposited by the Project Proponent **within 30 days**, from the date of Grant of Environment Clearance.

Accordingly, Environment Clearance in favour of M/s Mudra Finance Ltd. for Group Housing Residential Colony Project "Vipul Gardens" located in Sector-1, Dharuhera (NH-8), District Rewari, Haryana, is **GRANTED**.

In case of failure to comply with the above (within stipulated period), Environment Clearance, so Granted, to the Project shall deemed to have been withdrawn under Section 5 of the Environment (Protection) Act, 1986 without any further notice

Remarks:

EC was granted to the project proponent vide EC identification No. **EC23B038HR151359** dated **30.06.2023** subject to the condition that mentioned penalty & Environmental Compensation Cost, so assessed i.e. **Rs. 629.75 lakh** by this authority, shall be deposited by the project proponent within 30 days, from the date of grant of Environment Clearance.

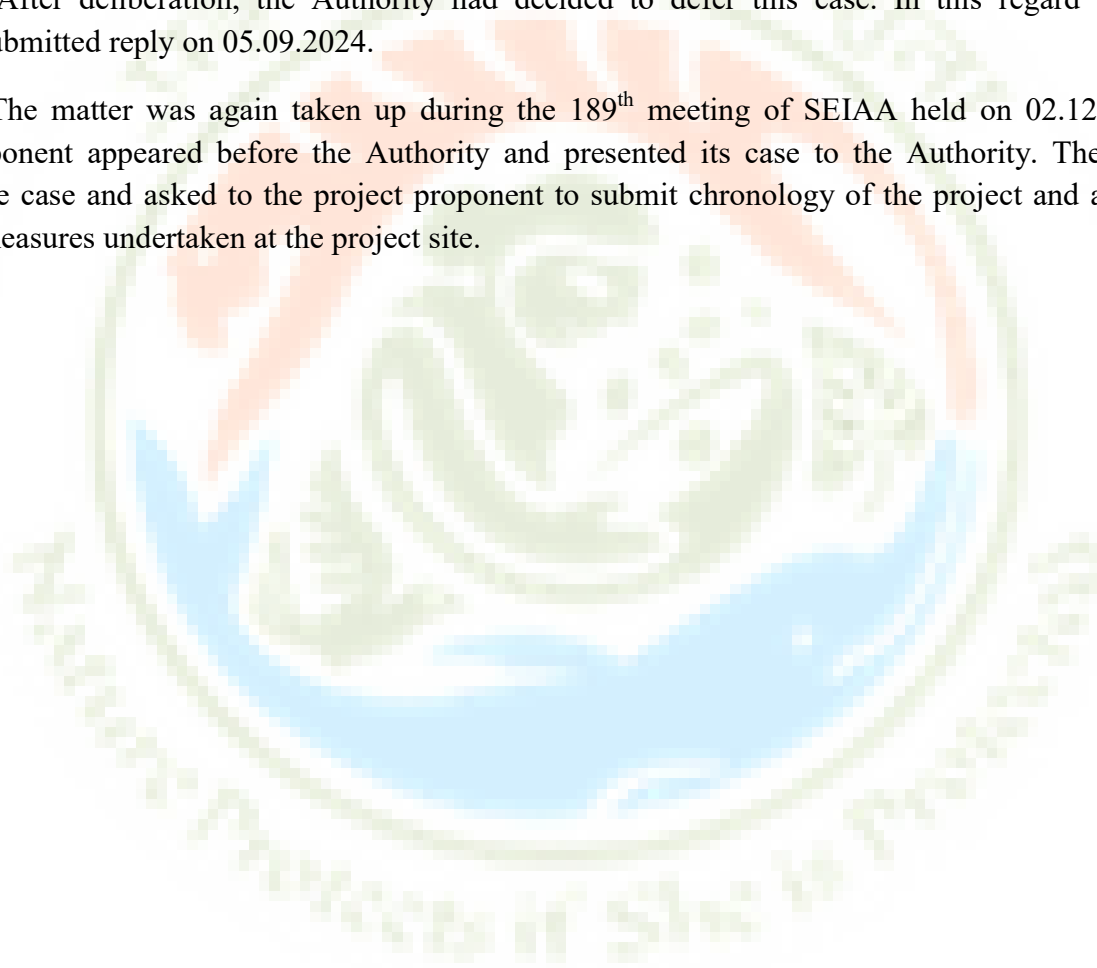
But the project proponent had filed a review application dated 30.03.2023 against the order dated 01.06.2023 passed by the authority.

Now, the project proponent has again submitted a request letter dated 10.05.2024 to review application of the deponent be decided and issue EC to the project proponent at the earliest.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

Earlier, the hearing was taken up during the 180th Meeting of SEIAA held on 10.08.2024. The Project Proponent appeared before the Authority and presented their case. The Authority discussed the case and asked to the project proponent to submit the Building Plan approved earlier and the Occupation Certificate. After deliberation, the Authority had decided to defer this case. In this regard the project proponent submitted reply on 05.09.2024.

The matter was again taken up during the 189th meeting of SEIAA held on 02.12.2024. The Project Proponent appeared before the Authority and presented its case to the Authority. The Authority discussed the case and asked to the project proponent to submit chronology of the project and also submit mitigation measures undertaken at the project site.



Hearing of review application dated 15th November 2023 for review of order dated 12.10.2023 passed by the Authority (SEIAA) in reference for our commercial project “Picasso Centre under TOD zone village- Ghata, Sector-61, Gurgaon Manesar Uran Complex, District-Gurugram in a violation having built up area 28999412 sqm by M/s ERA Resorts Pvt. Ltd.

Brief Fact:

The case was taken up **276th meeting of SEAC held on 07.09.2023** SEAC recommended for penalty amount of Rs.**29,12,000/-** as per SOP dated 07.07.2021. The aforesaid amount will be submitted in the form of Demand draft in HSPCB in compliance with MoEF&CC, GoI OM dated 28.07.2022. Further SEAC also recommended an amount of Rs.**62,93,797/-** towards Remediation plan and Natural and Community Resource Augmentation plan to be spend within a span of three years.

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

A detailed discussion was held on the documents submitted regarding, Wildlife activity Plan, Damage Assessment Cost, Revenue Rasta permission, Green development plan as the submissions made by the PP and the documents submitted.

After detailed deliberations, the Committee decided to recommend the case to SEIAA for grant of Environmental Clearance under **violation category**

The case was taken up **166th meeting of SEIAA held on 19.09.2023**. The authority after having gone through the details & record, placed on the file alongwith perusing the recommendations made by the Appraisal Committee, arrived at the conclusion that this is a clear-cut case of violations, under EIA Notification dated 14.09.2006. The Authority further observed as under:

1. That as per the **Condition No. 8 of the License No. 278 of 2007 dated 17.12.2007, issued by Directorate Town & Country Planning, Haryana;** Project Proponent was fully aware and under obligation to obtain Environment Clearance within the scope & meaning of EIA Notification dated 14.09.2006, for the said Project, **before commencing any construction activities.**
2. That despite knowing it, fully- well that construction activities cannot be carried out, without obtaining Environment Clearance, the Project Proponent wilfully, indulged in construction activities by raising, a Built Up Area of 28999.412 Sqmtrs (312147.07 Sqfts) at the Project Site, **in utter violation of EIA Notification dated 14.09.2006.**
3. That Project Proponent has, not only failed to comply with the provisions of EIA Notification dated 14.09.2006 i.e. construction without Environment Clearance, rather also mislead the Haryana State Pollution Control Board by disclosing incorrect size / area of the Project (CTE dated 27.08.2018). This is factually established through the details captured from the Google Earth Imageries i.e. **Keyhole Markup Language (KML)** file record, which indicates that construction activities, commenced around 2015 & 2016.

Therefore, it is clearly understood and established that construction activities at project site started, much before the date of grant of Consent to Establish. Looks like that the Project Proponent mislead the concerned Authorities in this regard by

concealing the factual position on the ground.

- 4. Total Cost of the Project as disclosed by the Project Proponent (as per application Form-I & IA) is Rs. 142.82 Crore.**

The Authority after due deliberations, arrived at the conclusion that a project of this magnitude i.e. **28999.412 Sqmtrs (312147.07 Sqmtrs)** was developed without obtaining requisite Environment Clearance. This amounts to clear cut violations under EIA Notification dated 14.09.2006.

Thus, Authority in all fairness has decided to proceed to take action against the Project Proponent within the scope & meaning of EIA Notification dated 14.09.2006 / Environment (Protection) Act, 1986.

Such reckless and irresponsible acts on the part of the Project Proponent, not only put the buyers/users under stress, tension, but also put the future of investors under uncertainty (Due to non-compliances and violations), leading to the undue delay and escalation of cost of the Project.

Such, misadventures on the part of the Project Proponent cannot be pardon or overlooked. Therefore, appropriate action for such violations within the scope & meaning of EIA Notification dated 14.09.2006 is must to uphold the sanctity & spirit of Environment Protection / Conservation Laws.

In view of the above, the Authority decided to impose Environment Compensation Cost & Penalty for the violations made by the Project Proponent i.e. unauthorized construction (i.e. **28999.412Sqmtrs (312147.07 Sqmtrs)**), without valid EC, in the light of the observations / directions made by the Hon'ble Courts in the Cases, mentioned below:

- 1. Hon'ble Supreme Court of India in Civil Appeal No. 10854 of 2016 titled as M/s Goel Ganga Developers India Pvt. Ltd Versus Union of India alongwith Civil Appeal No. 10901 of 2016 & Civil Appeal No. 5157-5158 of 2018.***
- 2. Hon'ble NGT in Original Application No. 661 of 2018 titled as Mr. Praveen Kakkar Versus Ministry of Environment, Forest & Climate Change & Ors.***
- 3. Hon'ble NGT in Original Application No. 976 of 2019 titled as Gurinder Singh Versus Union of India.***
- 4. Hon'ble NGT in Appeal No. 2 of 2023 titled as VSR Infratech Pvt. Ltd Versus State of Haryana & Ors.***

The above referred Cases have been taken as guidance & reference for imposing the Environment Compensation Cost & Penalty in the instant Case for the violations / non-compliances EIA Notification dated 14.09.2006 & other aspects as observed from the record / material available on file.

Environment Compensation Cost & Penalty

1	2	3	4	5
Sr. No.	Unauthorized Construction (Commercial & Residential Both) without valid Environment Clearance	Project Cost	Environmental Compensation Cost @ 6 % of the Project cost i.e. 142.82 Crore	Penalty
1.	28999.412 Sqmtr (312147.07 Sqfts)	₹ 142.82 Crore	₹ 856.92 lakh	₹ 125.00 lakh
2.	Total (Environment Compensation Cost & Penalty)		(₹ 856.92 + ₹ 125.00) = ₹ 981.92 lakh	

In view of the above, the Authority deemed it appropriate to direct the Project Proponent to deposit Compensation for Damage to Environment & Penalty, so imposed i.e. **₹ 981.92 lakh in this case, within 30 days** from the receipt of the Order *in accordance with the directions issued by MOEF & CC,*

The Authority upon considering all the facts & details discussed above, deemed it fair & appropriate to **GRANT ENVIRONMENT CLEARANCE** to the Project **subject to the condition** that above mentioned revised Penalty & Environment Damage Assessment Cost, so assessed i.e. **₹ 981.92 lakh** by this Authority, shall be deposited by the Project Proponent **within 30 days**, from the date of Grant of Environment Clearance.

Accordingly, Environment Clearance in favour of M/s ERA resorts private limited for Commercial Colony Project "Picasso Centre" under TOD zone at Village Ghata, Sector-61, Gurgaon Manesar Urban Complex & District: Gurugram, Haryana; is hereby GRANTED.

In case of failure to comply with the above directions, the Authority may contemplate to initiate action under Section 5 of the Environment (Protection) Act, 1986 to issue directions against the unauthorized/ illegal construction, made by the Project Proponent for demolition of the structure alongwith, other measures to recover the above mentioned Environmental Compensation Cost & Penalty at the risk & cost of the Project Proponent.

Remarks:

Accordingly, the EC was granted to the project proponent vide **EC identification No. EC23B038HR137633 dated 12.10.2023** subject to the condition that mentioned penalty & Environmental Compensation Cost, so assessed i.e. **Rs. 981.92 lakh** by this authority, shall be deposited by the project proponent within 30 days, from the date of grant of Environment Clearance.

But the project proponent had filed a review application dated **15.11.2023** against the order dated **12.10.2023** passed by the authority.

Now, the project proponent has again submitted a request letter dated **11.05.2024** to review the earlier Environment Clearance.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

Earlier, the hearing was taken up during the 180th Meeting of SEIAA held on 10.08.2024. The Project Proponent presented the case before the Authority. The Authority made observation that the project proponent may submit the latest project cost (land cost + construction cost) certified by Chartered Accountant. After deliberation, The Authority had decided to defer this case. In this regard the Project Proponent has submitted project cost certified by Chartered Accountant.

The matter was again taken up during the 189th meeting of SEIAA held on 02.12.2024. The Project proponent appeared before the Authority and presented their case to the Authority. The Authority discussed the case that and asked to the project proponent to submit revised latest project certified by Chartered Accountant and also submit status of mitigation measures of the project.

Addendum to Environment Impact Assessment Report for Modification and Expansion of Group Housing Project “Atharva at Sector 109, Village Pawala Khusrupur, Gurugram, Haryana by M/s Raheja Developers Limited.

Brief Fact:

- The case was taken up for appraisal in the 170th meeting of the SEAC held on 07.06.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively.
- The Term of References were approved by SEIAA in its 115th Meeting, conveyed vide letter dated 07.08.2018. The Project Proponent submitted the EIA Report on 04.04.2019 and the case was taken up in 180th meeting in SEAC and PP presented his project but unable to produce any evidence about the prosecution launched by any competent authority as recommended by the SEAC in its earlier 170th meeting.
- Thereafter, the SEAC decided that the PP shall produce the evidence of prosecution launched by the competent authority before appraisal and file was sent back to SEIAA for taking the action as per the minutes of 170th meeting.
- Thereafter, the case was taken up in 118th meeting of SEIAA, Haryana held on 12.06.2019 and Public consultation was exempted.
- Thereafter, the case was taken up in 202nd meeting of the SEAC held on 30.08.2020 and recommended to SEIAA for grant of EC under Violation Category with an amount of Rs.26,70,400/- towards Remediation plan and Natural and Community Resource Augmentation plan to be spend within a span of three years.
- The recommendation of SEAC was considered in 125th meeting of SEIAA held on 07.10.2020 and It was observed that the budgetary amount of Rs.26,70,400/- seems to be very less & certain activities mentioned under the Plan is on the periphery or inside the project which is not allowed as per guidelines. PP is under statutory obligation to provide the Budget of Augmentation and Remediation Plan outside area of Project to preserve Environment. The Budget for the Remediation Plan & Resource Augmentation Plan of the Project is to be as per the guidelines of “CPCB” given in this regard.
- Further, the project proponent should submit a bank guarantee equivalent to the amount of remediation plan and Natural and Community Resource Augmentation Plan with the State Pollution Control Board and the quantification finalized by Regulatory Authority and the bank guarantee shall be deposited prior to the grant of environmental clearance and will be released after successful implementation of the remediation plan and Natural and Community Resource Augmentation Plan, and after the recommendation by regional office of the Ministry, State Expert Appraisal Committee and approval of the Authority.
- After detailed discussions; the Authority decided to approve in principle on the submission of Re-calculated Budget for the “Remediation Plan, Natural & Community Resource Augmentation Plan.
- The Case was again taken up in the 129th meeting of SEIAA held on 12.10.2021; the Authority decided to issue a Show-Cause Notice to the PP to submit bank guarantee within next 15 days failing which action under the various provisions of Environment (Protection) Act, 1986 would be taken.
- The matter was again considered in the 135th meeting of SEIAA held on 25.01.2022 and the Authority observed that PP has not submitted the reply to “Show cause notice” nor submitted any bank-guarantee.
- After detailed deliberations; the Authority decided to send the case to SEAC to recalculate the “Damage Assessment” & “Penalty” as per the provisions of SOP dated 07.07.2021 issued by MoEF&CC in regard to violation cases.

- The case was taken up in 235th meeting, the PP requested vide letter dated 28.03.2022 for deferment which is considered and acceded by SEAC after discussion.
- Now, the case was again taken up in 242nd Meeting of SEAC held on 24.06.2022. The reply of the Show Cause notice still not submitted by the PP nor submitted any Bank Guarantee. Further, neither PP nor consultant has appeared before the Committee and it has been decided that the case be deferred for submission of reply by PP and be taken up in next meeting.
- The case taken up in 251st meeting of SEAC, Haryana held on 11.10.2022. During scrutiny of documents, it was observed that the prescribed scrutiny fee has not been deposited by the PP in this case. During the meeting, consultant appeared before the committee but PP has not attended. The committee after deliberation decided to send the case to SEIAA for directing project proponent to deposit prescribed scrutiny fees and reply of the Show Cause Notice issued by the SEIAA for submission of Bank Guarantee.
- The recommendations of SEAC were taken up in the 149th meeting of SEIAA held on 08.11.2022.
- The Authority after examination relevant record and due deliberations; observed that the **PP has not submitted required Scrutiny fee** in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021, besides this, PP has also not complied with the directions made in regard to submission of Bank Guarantee in the earlier sequence of proceedings in this case. The Authority unanimously feels that PP has not only shown scant concern, but utter defiance to the ongoing proceedings, despite adequate opportunity in this case. Therefore, the Authority decided to refer this case back to calculate the violations and damage caused to Environment by working out the remedial compensation and penalties within norms & scope of SoPs dated 07.07.2021 in the manner and methodology as employed in the case of M/s G.P. Realtors Pvt. Ltd in OA No. 976 of 2019, besides other relevant action as may be applicable and due in this case.
- The case was taken up in 256th meeting held on 01.12.2022. PP has not appeared before the committee. The committee took it seriously and directed PP through their consultant to submit the reply of observations raised by SEIAA in 149th meeting. The PP shall also submit **scrutiny fee** as prescribed in Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021. The PP is directed to submit reply within 15 days, thereafter, the case shall be taken as and when reply of PP is received.
- The case was taken up in 262nd meeting held on 14.03.2023. Neither PP nor any representative on his behalf has appeared before the committee to represent the case. The committee has taken a serious view in this regard and decided that PP may be given one more opportunity to appear before the SEAC to represent their project either themselves or through their authorized representative and shall also submit the relevant documents in support of their case.
- The committee further decided to communicate the decision of committee to PP through their official email as well as speed post and deferred the case for next meeting.
- The case was taken up in 266th meeting held on 28.04.2023. The PP appeared before the Committee and submitted a letter wherein it is stated that they were directed to deposit Bank Guarantee of Rs.39.00 Lacs to Haryana State Pollution Control Board but they are unable to deposit the same due to financial crunch and liquidity problems. It is further submitted in letter that they have been granted licences by Town & Country Planning Department during the Month of February, 2023 and their project is expected to launch by 31.07.2023 and requested to grant them permission to deposit Bank Guarantee by 31.08.2023.
- The Committee held due deliberation on the request made by PP and decided that the case be sent to SEIAA for further necessary action. However, PP is also directed to submit **scrutiny fee** as prescribed in Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021.
- The case was taken up during 159th and 164th Meeting of SEIAA held on 16.05.2023 and 22.08.2023 respectively.

- The Authority after having seen the details and record placed on the concerned file along-with perusing the recommendations of the Appraisal Committee; observed as under:
- That Project Proponent has failed to furnish a BANK GUARANTEE of Rs. 39.00 Lakh as directed by the Authority vide Order dated 30.07.2021 in the instant case, till date.
- That further, Project Proponent has also not deposited the requisite Scrutiny fee as required vide Haryana Govt. Notification dated 14.10.2021.
- In view of the above, the Authority deemed it appropriate to refer the case to the Expert Committee with the direction to re-examine the case within the scope & meaning of SoPs dated 07.07.2021 (as the Project was applied during the window period) and re-submit with clear cut recommendations by looking into all aspects pertaining to the case within the scope & meaning of EIA Notification dated 14.09.2006.
- The case was taken up in 277th meeting held on 04.10.2023. Neither PP nor any representative on his behalf has appeared before the committee to represent the case. The committee has taken a serious view in this regard and decided that PP may be given last opportunity to appear before the SEAC to represent their project either themselves or through their authorized representative and shall also submit the relevant documents in support of their case. A separate letter be also written to PP/Consultant to this effect. Hence, committee deferred the case and will be taken up after receipt of reply of PP.
- The case was taken up in 291st meeting held on 30.04.2024. However, still neither PP nor consultant appeared in the meeting. The committee unanimously decided to send the case to SEIAA for keeping further necessary action in view of instructions of MoEF&CC OM Dated 18.11.2020 keeping in view that case has been processed under violation category.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

Earlier, the case was taken up during the 184th meeting of SEIAA held on 13.09.2024. The Project proponent appeared before the Authority and presented their case. The Authority direct to project proponent that the submit bank guarantee within a week. After deliberation, the Authority had decided to defer this case for the PP to inform accordingly. In this regard the Project Proponent has submitted the Bank Guarantee of Rs. 39,00,000/- on account of Remediation and Augmentation Plan on vide BG No. 0171NDDG00011025 dated 25.09.2024.

The case was again taken up during the 189th meeting of SEIAA held on 02.12.2024. The project proponent did not attend the hearing, but later met the Authority and sought review Authority decision regarding CER on the ground that the company is facing NCLT proceedings. In view of the unclear status of the PP, the Authority took a decision to hear the PP again, along with documents regarding the NCLT proceeding.

Item No. 189.04**Dated: 02.12.2024****Corrigendum in Environment Clearance for Proposed Expansion of "Mapsko Garden Estate" plotted Township project at sector 26 & 27 village Ahamadpur, Sonapat, Haryana by M/s Mapsko Builders Pvt. Ltd.**

The Project was submitted to the SEIAA vide Proposal No.SIA/HR/MIS/302003/2023 for obtaining **Corrigendum in Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 500583 dated 07.07.2023.**

The Proposal was taken up during the **174th Meeting of SEIAA held on 24.05.2024.** Project proponent presented the before the Authority and he has requested to issue a corrigendum. Upon perusal of the relevant record placed on the file, **Authority decided to issue corrigendum in earlier EC No. SEIAA/HR/2022/507 dated 13.10.2022 for total plot area i.e. 138.74928 Acres instead of 137.24375 Acres** (total plot area rectify as per detailed mentioned in record) and following details allow to project proponent:

1.	Total Water Requirement	2036 KLD	-442 KLD	1594 KLD
2.	Fresh Water Requirement	1555 KLD	-437KLD	1118 KLD
3.	Waste Water Generated	1904 KLD	-603KLD	1301KLD
4.	STP Capacity	2300 KLD	-735KLD	1565KLD

Further, the Authority decided to impose a penalty of **Rs. 3,00,000/-** on Project Proponent because the project proponent started the construction in departure from the original EC without getting it corrected in the earlier **EC No. SEIAA/HR/2022/507 dated 13.10.2022.**

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

Earlier, the case was taken up during the 174th meeting of SEIAA held on 24.05.2024, after deliberations, The Project proponent appeared before the Authority and presented its case. After deliberation, the Authority decided to impose a penalty of **Rs. 3,00,000/-** on Project Proponent because the project proponent started the construction in departure from the original EC without getting it corrected in the earlier EC No. SEIAA/HR/2022/507 dated 13.10.2022.

The Project Proponent had also requested for waiver of the construction of the STP, which was not agreed to by the Authority. The PP again request to waive of this condition in the EC earlier granted. The Authority was quite clear that no waiver in respect of the STP was given by the Authority in 174th meeting of SEIAA.

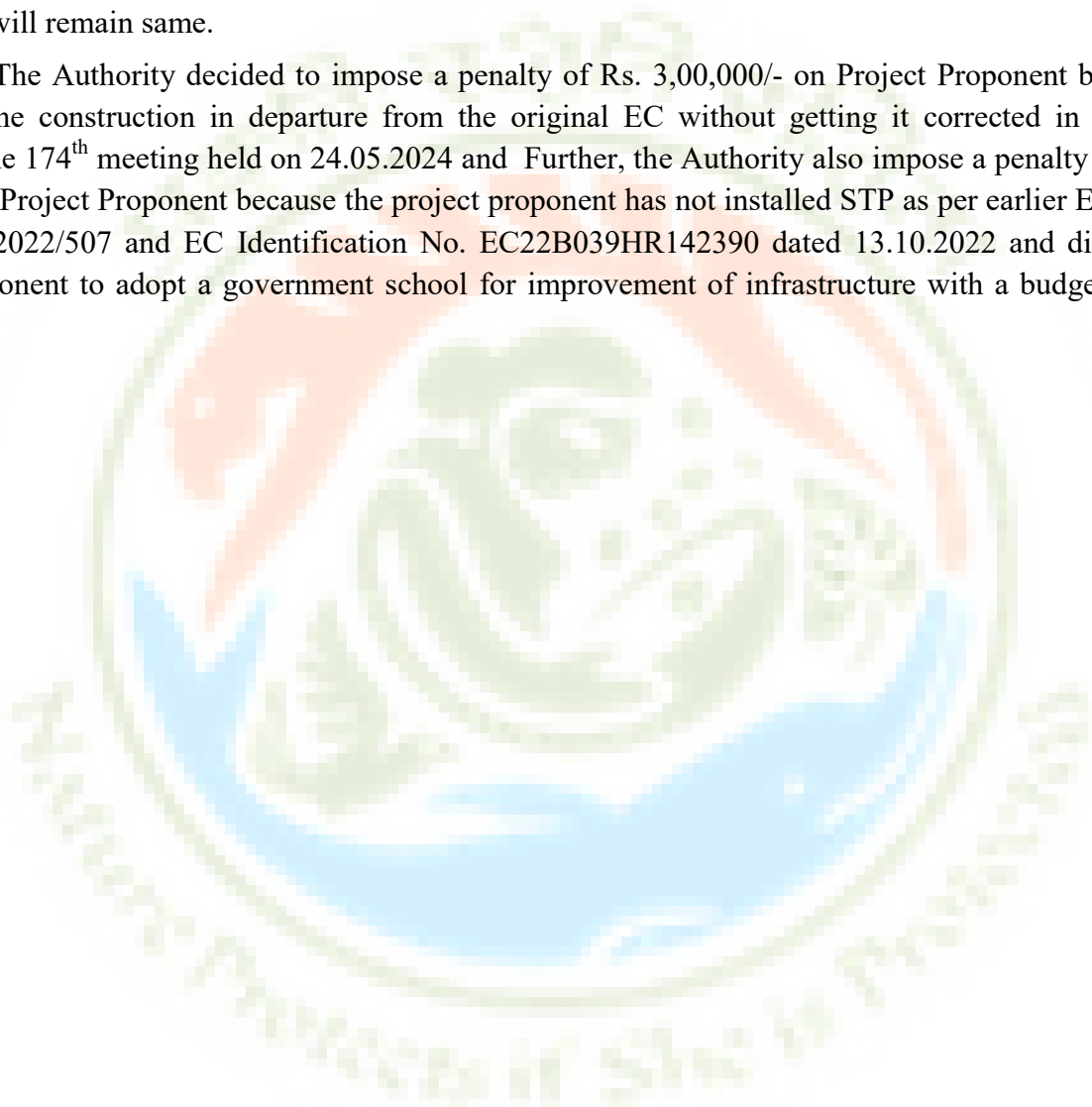
The request was again taken up during the 179th meeting of SEIAA held on 23.07.2024, after deliberations, The Project proponent appeared before the Authority and presented their case. After deliberation, the Authority considered it a major non-compliance and decided to defer this case for further examination.

The case was again taken up during the 189th meeting of SEIAA held on 02.12.2024. The Project proponent appeared before the Authority and he had requested for waiver of the construction of the STP and the project proponent has also informed dated 26.07.2024 that they have submitted their costing as well as expenses with regard to STP that they informed an amount of approximately 88 lakhs has already been spent

in the execution of the said STP which includes design works. Civil works for the STP base, storage tanks & orders placed for MBR modules etc. The Authority perusal of the relevant record placed on the file. The STP Capacity of the project is 1565 KLD. Estimation cost of installing 1500 KLD (1.5 MLD) Sewerage Treatment Plant was received on Public Health Engineering Department, Haryana on 22.08.2024 that the cost of installing of 1500 KLD is Rs. 2.5 Cr.

After detailed deliberations, the Authority decided to issue a corrigendum regarding total plot area i.e. 138.74928 Acres instead of 137.24375 Acres (total plot area rectify as per detailed mentioned in record) and also exempting Sewerage Treatment Plant mandated in earlier Environment Clearance File No. SEIAA/HR/2022/507 and EC Identification No. EC22B039HR142390 dated 13.10.2022. All other contents and conditions mentioned in the Environment Clearance Identification No. EC22B039HR142390 dated 13.10.2022 will remain same.

The Authority decided to impose a penalty of Rs. 3,00,000/- on Project Proponent because the PP started the construction in departure from the original EC without getting it corrected in the EC as decided in the 174th meeting held on 24.05.2024 and Further, the Authority also impose a penalty of Rs. 100 lakhs on the Project Proponent because the project proponent has not installed STP as per earlier EC File No. SEIAA/HR/2022/507 and EC Identification No. EC22B039HR142390 dated 13.10.2022 and direct to the Project Proponent to adopt a government school for improvement of infrastructure with a budget of Rs.50 lakhs.



Item No. 189.05

Dated: 02.12.2024

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

The Project was submitted to the SEIAA vide Proposal No. **SIA/HR/INFRA2/456346/2023** for obtaining Amendment in **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. 500639 dated 07.12.2023.**

Appraisal & Recommendations of SEAC:

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

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

Comparative Statement of the project is as below:

S. No.	Description	As per previous EC Letter	Changes	Total
1.	Built up Area	170649.4 SQM	-849.08 SQM	169800.32 SQM
2.	Total no of Saleable DU's	748 NOS.	208 NOS.	956 NOS.
3.	Total EWS Unit	146 NOS.	26 NOS.	172 NOS.
4.	Total No. of Villas	-	44 NOS.	44 NOS.
5.	Max Height of Building	54 M	20.45 M	74.45 M
6.	Waste Water Generation	744 KLD	-304 KLD	440 KLD
7.	STP Capacity	895 KLD	-345 KLD	550 KLD However we have installed STP of 750 kld

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

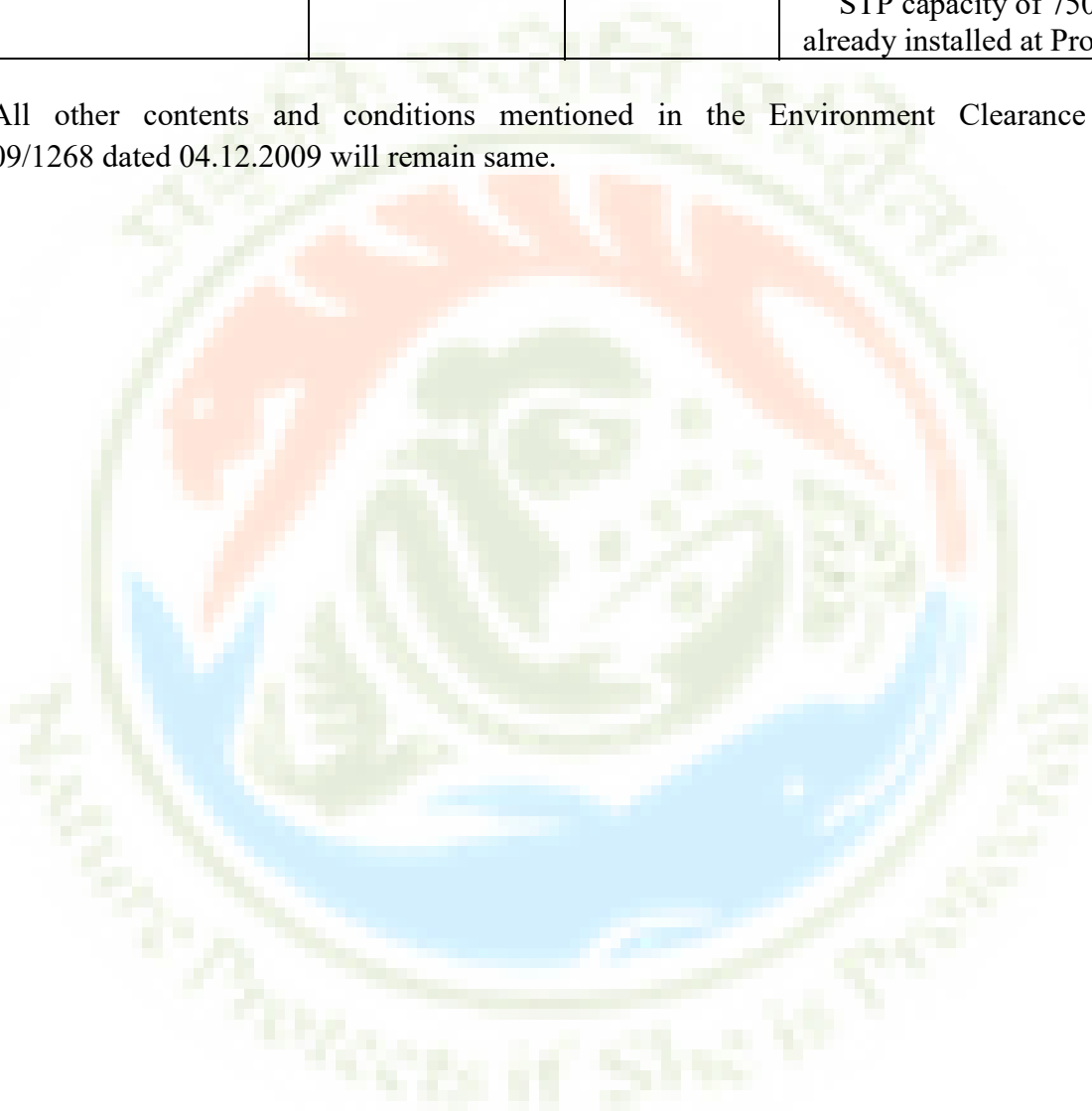
Earlier, the case was taken up during the 174th and 176th Meeting of SEIAA held on 24.05.2024 and 13.06.2024. The Authority decided to defer this case for some more clarification.

The case was again taken up during the 179th meeting of SEIAA held on 23.07.2024. The Project Proponent appeared before the Authority and presented its case. The Authority discussed the case and asked to the project proponent to submit latest certified compliance report. In this regard, the project proponent submitted the latest certified compliance report.

The case was again taken up during the 189th meeting of SEIAA held on 02.12.2024. The Project Proponent appeared before the Authority and presented its case. The Authority disused the Certified Compliance report. After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to allow the following amendment/modification in the earlier Environment Clearance issued to the project vide no. SEIAA/HR/09/1268 dated 04.12.2009:-

S. No.	Description	As per previous EC Letter	Changes	Total
1.	Built up Area	170649.4 SQM	-849.08 SQM	169800.32 SQM
2.	Total no of Saleable DU's	748 NOS.	208 NOS.	956 NOS.
3.	Total EWS Unit	146 NOS.	26 NOS.	172 NOS.
4.	Total No. of Villas	-	44 NOS.	44 NOS.
5.	Max Height of Building	54 M	20.45 M	74.45 M
6.	Waste Water Generation	744 KLD	-304 KLD	440 KLD
7.	STP Capacity	895 KLD	-345 KLD	550 KLD STP capacity of 750 KLD already installed at Project Site.

All other contents and conditions mentioned in the Environment Clearance vide no. SEIAA/HR/09/1268 dated 04.12.2009 will remain same.



Item No. 189.06

Dated : 02.12.2024

Environment Clearance 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.

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.**

Appraisal & Recommendations of SEAC:

The case was taken up **277th, 292nd and 295th** meeting of SEAC case was deferred with observations. The case was again taken up in **297^s meeting held on 29.07.2024.** The 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 dated 29.07.2024.

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.

Basic Detail

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	Number of Towers	Industrial Shed	
11	Stories	G+1	
12.	Total Green Area with Percentage	34106.68 SQM (33.01%) at the project site	
13.	Rainwater Harvesting Pits	15 Nos RWH PITS	
14.	Power Requirement	11.7 MW	
15.	Total Water Requirement	501 KLD	
16.	Domestic Water Requirement	28 KLD	
17.	Fresh Water Requirement	177 KLD	
18..	Treated Water Requirement	324 KLD	
19.	Wastewater Generated	394 KLD	
20.	STP Capacity	30 KLD	
21.	ETP Capacity	450 KLD	
22.	Solid Waste Generated	232.26 Kg/day	
23.	Biodegradable Waste	139.35 Kg/day	
24.	Total Parking	318 ECS	
25.	Maximum Height of the Building (m)	Below 15 Mtrs.	
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

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 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. 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/Nm³.
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.
1. **Statutory compliance:**
 - i. 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.
 2. **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.
 3. **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.
 4. **Noise Monitoring and Prevention**
 - i. 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.
 5. **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.
 6. **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.

7. 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.

8. 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.

9. 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.

10. Miscellaneous

- i. The project proponent shall make public the environmental clearance granted for their project alongwith 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 displayed 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 environment 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, NOx (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).

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

Earlier, the case was taken up during the 185th meeting of SEIAA held on 14.10.2024. The Project proponent did not turn up for presentation of the project. After deliberation, the Authority had decided to defer this case.

The case was taken up during the 189th meeting of SEIAA held on 02.12.2024. The Project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation and for revision of EMP. In this regard the project proponent has submitted reply on dated 02.12.2024.

1. Total green area of the project is 34106.68 SQM (33.01%) at the project site of which block plantation area is 14187.44 (13.73 % total plot area).
2. EMP Budget Details.

EMP Budget during Construction Phase

S. No.	Particulates	Capital Cost [in Lakh]	Recurring Cost [in Lakh] per year
1	Air pollution control – Anti Smog Guns, water Sprinkling, Wheel Washing Facility, Tarapulin Sheet for Covering of Material, Barricading	20	2
2	Solid wastes management – Dust Bins, Storage Facility of Hazardous Waste	5	0.5
3	Green area development	20	2.5
4	Environmental Monitoring	0	0.35
5	Rain Water Sump	10	1
Total		55.0	6.35

EMP Budget during Operational Phase

S. No.	Particulates	Capital Cost [in Lakh]	Recurring Cost [in Lakh] per year
1	Air pollution control – Air pollution control devices, Stacks, Fume Extraction System, Water Sprinkling	60	5.0
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	6.0
5	Environmental monitoring	0	2.0
Total		300.0	30.0

EMP Budget outside the Project Site

Particular	Amount(INR Lakh)
Adoption of nearby Government school for improvement of infrastructure	50.00
Development of Infrastructure of a community centre at Village Dudhola in consultation of Gram Pradhan	50.00

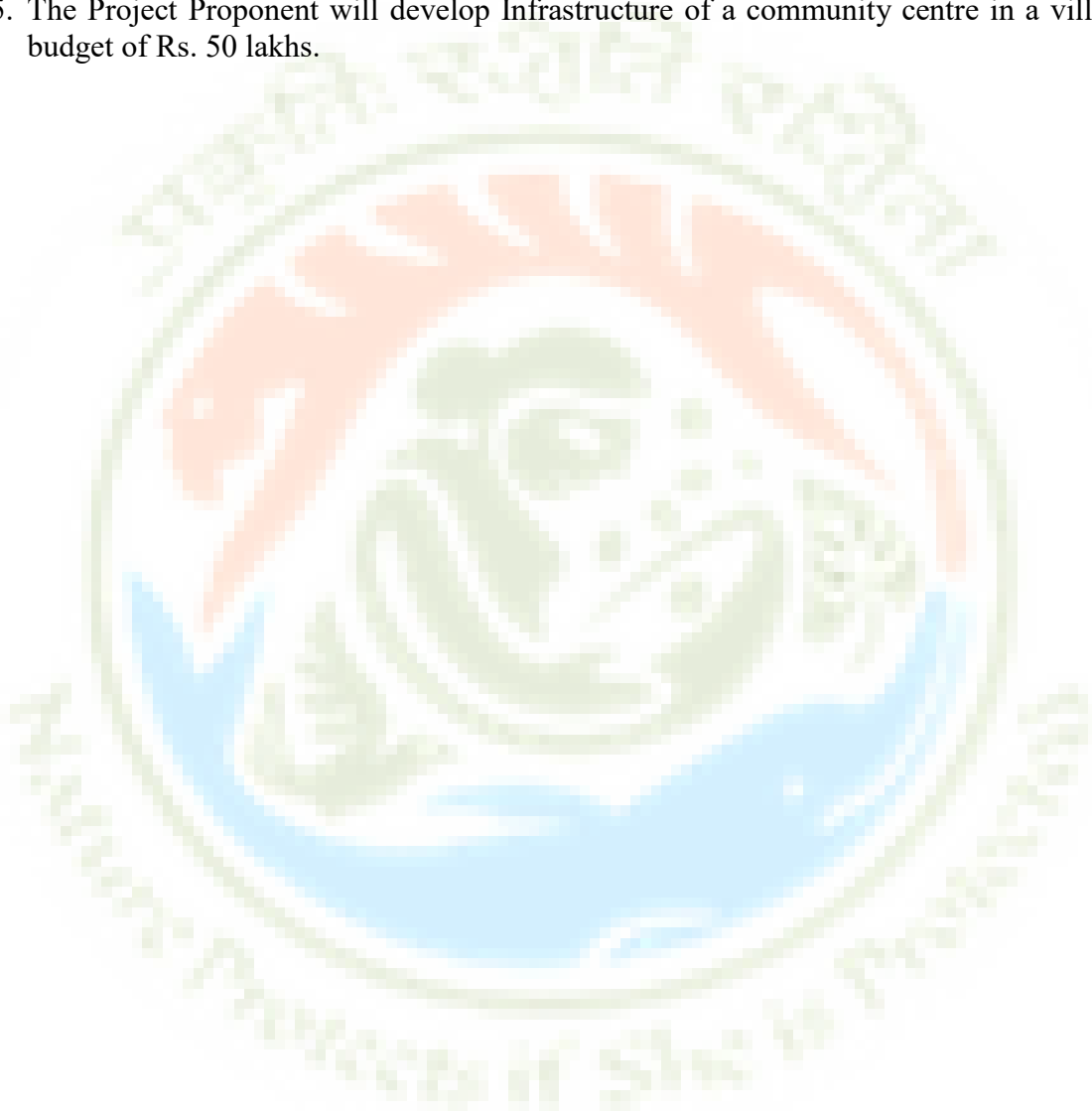
Total EMP Budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase for Expansion Unit	55	6.35
During Operation Phase for Expansion Unit	300	30
Budget for nearby Government School for improvement of infrastructure	50	
Development of Infrastructure of a community centre at Village Dudhola in consultation of Gram Pradhan	50	
Total	455	36.35

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to M/s Prompt Enterprises Private Limited (as per vide No: P/NC/HN/15/1870(P394505) dated 14.12.2022 issued by PESO) under category 3(a) of EIA Notification

dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. Total green area of the project is 34106.68 m² (33.01%) at the project site of which block plantation area is 14187.44 m² (13.73 % total plot area).
2. The Project Proponent will install DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
3. The Project Proponent will undertake prescribed mitigation measures during the construction period.
4. The Project Proponent will adopt a government school for improvement of infrastructure with a budget of Rs. 50 lakhs.
5. The Project Proponent will develop Infrastructure of a community centre in a village with a budget of Rs. 50 lakhs.



Item No. 189.07

Dated : 02.12.2024

Environment Clearance for Expansion of Mixed Land Use colony (78% Residential Component and 22% Commercial Component) under TOD Zone over an area measuring 4.84375 acres in the revenue estate by M/s Conscient Infrastructure Pvt. Ltd.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/490652/2024** dated **01.08.2024** 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. 505679** dated **25.07.2024**.

Appraisal & Recommendations of SEAC:

The case was taken up in **298th meeting held on 13.08.2024**. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP replied vide letter dated **23.08.2024** alongwith an affidavit dated 21.08.2024.

After deliberations, the committee 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. **Ms. Neeru Devi W/o Late Sh. Naresh Chand Jain,**
2. **Mr. Anangpal,**
3. **Mr. Mahesh Chand,**
4. **Mr. Manoj Kumar Ss/o Sh. Nathi,**
5. **Mr. Sanjay Kumar,**
6. **Mr. Anil Kumar Ss/o Sh. Rajpal Singh**
in collaboration with M/s Conscient Infrastructure Pvt. Ltd. (as per License no.114 of 2023 issued by DTCP vide Endst No.LC-5044/JE(DS)/2023/16869 dated 02.06.2023)

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

Earlier, the case was taken up during the 185th meeting of SEIAA held on 14.10.2024. The Project proponent did not turn up for presentation of the project. After deliberation, the Authority had decided to defer this case.

The case was again taken up during the 189th meeting of SEIAA held on 02.12.2024. The Project Proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation, revised calculation of 02 Nos. of OWC with each capacity 350 Kg/ day and for revision of EMP. The Authority also suggested that Rs. 50 lakhs be allocated by PP for adoption of a government school for renovation and upgradation of infrastructure.

After deliberation, the Authority decided to defer this case

Item No. 189.08

Dated : 02.12.2024

Environmental Clearance Common Bio-Medical Waste Treatment Facility at Plot No. 79, Phase-III, Sector-30D, Industrial Model Township, Rohtak, Haryana by M/s S. D. Bio Medical Waste Management Company.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/483446/2024** dated **30.07.2024** for obtaining **Environment Clearance** under Category **7(da)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 1,00,000/- vide DD No. 002612 dated 28.03.2024**. Standard ToR (Proposal No.SIA/HR/INFRA2/467068/2024) was granted to the project on 12.06.2024.

Appraisal & Recommendations of SEAC:

The case was taken up in **298th meeting held on 13.08.2024**. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 14.08.2024.

After deliberations, the committee 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 S.D. Bio Medical Waste Management Co., Rohtak (as per the allotment no. HSIIDC/IMT/RTK/2025/1565 dated 09.10.2023, issued by HSIIDC).**

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

S.No.	Parameters	Description			
1	Identification of project	As per the MoEFCC notification dated 17th April 2015, the project falls under the Category B, Activity 7(da) for Biomedical Waste Treatment Facilities.			
2	Project proponent	M/s S.D Biomedical Waste Management Company			
3	Brief Description of project	Proposed project is for of the Common Bio-medical Waste Treatment Facility which includes Incinerator, Autoclave, Shredder, Chemical Disinfection and Effluent Treatment Plant. The project is proposed at Plot no. 79, Phase III sector 30 D, Industrial Model Township, Rohtak, Haryana, for setting up Common Biomedical Waste Treatment Facility.			
4	Proposed Capacity	Sr. No.	Equipment	Number	Capacity
		1.	Incinerator	2	100 kg/hr + 100 kg/hr (standby)
		2.	Autoclave	2	50 kg/batch + 50 kg/batch (standby)
		3.	Shredder	1	50 kg/hr
		4	Chemical Disinfection	1	1.5 Tons/day
		5	Effluent treatment plant	1	5 KLD
5	Total Plot area	4050 sq.m (1.00 Acres)			
6	Site Boundaries	Plot no. 79, Phase III sector 30 D, Industrial Model Township, Rohtak, Haryana. Site Co-ordinates are: Latitude: 28°51'35.79"N Longitude: 76°41'12.86"E Latitude: 28°51'35.71"N Longitude: 76°41'11.14"E Latitude: 28°51'38.83"N Longitude: 76°41'11.09"E Latitude:28°51'38.77"N Longitude: 76°41'12.72"E			

7	Water requirements	The total water requirement for the project is 6.2 KLD Source: HSIIDC Water supply				
8	Power requirement	250 kW (Source: Uttar Haryana Bijli Vitran Nigam Limited) To cope up with power failure, existing DG Set of capacity 250 KVA is available.				
9	Manpower requirement		S. No	Type	No.	
			1	Unskilled	30	
			2	Semi-skilled	12	
			3	Skilled	18	
			Total		60	
10	Total Cost of the project.	Rs. 937 Lacs (approx.)				
11	Cost of EMP	Capital cost – 76.5 Lacs and Recurring cost – 13.4				
12	Cost of CER	Rs. 9.37 Lacs				
13.	Green Area	1,377 sq.m. (34% of total plot area) out of which 486 sq.m. (12% of total area) shall be reserved for block plantation.				

EMP Detail

S.No	Particulars	Capital Cost (Rs) Lakhs	Recurring Cost (Rs)Lakhs/annum
1.	Air Pollution Control & Online Monitoring Systems	15	3.0
2.	Effluent Treatment Plant, R.O, MEE and Septic tank	50	5.0
3.	Landscaping, Green belt Development	2.0	1.0
4.	Monitoring of ambient Air, Water, Soil, Noise etc. (Including yearly Dioxin & Furan Monitoring by 3 rd party)	-	1.0
5.	Occupational Health & Safety, Immunization, Health Checkups Training and PPE	1.0	0.7
6.	Provision of CCTV Camera & GPS monitoring system in transport vehicles	1.0	0.2
7.	Provision of cost for the transportation of hazardous waste (Incineration ash + ETP Sludge) to TSDF site	-	1.5
8.	Solar Panels	7.5	1.0
Total		76.5	13.4
9.	Budgetary Provision under ESR @ 1% of project Cost i.e. Rs lakhs	9.37	-
Total		85.87	13.4

A. Specific Condition:

1. The sludge of ETP shall be disposed of as per the guidelines of SPCB/CPCB.
2. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies.
3. 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.
4. The PP shall not allow to park the vehicles on the roads or revenue rasta outside the project area
5. The PP shall take all measures to control the smell coming out of the project.
6. The PP shall carry out the quarterly awareness programs for the residents of the stakeholders of the project.
7. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
8. The project proponent shall install emission monitoring system including Dioxin and furans to monitor stack emission with respect to standards prescribed in Environment (Protection) Rules 1986 and connected to **SPCB and CPCB** online servers
9. The PP shall get calibrate emission monitoring system from time to time according to equipment supplier specification through labs recognized under Environment (Protection) Act, 1986 or NABL accredited laboratories.
10. The PP shall run the facility at the existing capacity level as per the CTE/CTO issued by the HSPCB for the current financial year.
11. The PP shall comply with the NGT orders and other necessary directions issued by any other competent authority for CBWTF
12. The Rain water runoff from hazardous waste storage area shall be collected and treated in the effluent

treatment plant

13. The PP shall implement the bar coding system as per the approved MoU dated 23.05.2019 in compliance with BMW Rules 2016 (and its further amendments).
14. The BOD value of ETP shall be maintained below 10 ppm.
15. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
16. **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 Meri LiFE Portal (<http://merilife.nic.in>)**
17. **As proposed an area measuring 1,377 sq.m. (34% of total plot area) shall be developed as Green Area out of which 486 sq.m. (12% of total area) shall be reserved for block plantation.**
18. **The PP shall install 15 KWH Solar power plant at the project site.**
19. The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
20. 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. Standard Conditions:

1. Statutory compliance

- 1.1 The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
- 1.2 The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- 1.3 The project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site-Specific Conservation Plan/Wildlife Management Plan shall be implemented in consultation with the State Forest Department. The implementation report shall be furnished along with the six-monthly compliance report (in case of the presence of schedule-I species in the study area)
- 1.4 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 concerned State Pollution Control Board/ Committee.
- 1.5 Transportation and handling of Bio-medical Wastes shall be as per the Bio-Medical Waste Management Rules, 2016 including the section 129 to 137 of Central Motor Vehicle Rules 1989.
- 1.6 Project shall fulfill all the provisions of Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 including collection and transportation design etc. and also guidelines for Common Hazardous Waste Incineration - 2005, issued by CPCB Guidelines of CPCB/MPPCB for Bio-medical Waste Common Hazardous Wastes incinerators shall be followed.
- 1.7 The project proponent shall obtain the necessary permission from the Central Ground Water Authority, in case of drawl of ground water / from the competent authority concerned in case of drawl of surface water required for the project.
- 1.8 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.
- 1.9 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

2. Air quality monitoring and preservation

- 2.1 The project proponent shall install emission monitoring system including Dioxin and furans to monitor stack emission with respect to standards prescribed in Environment (Protection) Rules 1986 and connected to SPCB and CPCB online servers and calibrate these systems from time to time according to equipment supplier specification through labs recognised under Environment (Protection) Act, 1986 or NABL accredited laboratories.
- 2.2 Periodical air quality monitoring in and around the site including VOC, HC shall be carried out.
- 2.3 Incineration plants shall be operated (combustion chambers) with such temperature, retention time and turbulence, so as to achieve Total Organic Carbon (TOC) content in the slag and bottom ashes less than 3%, or their loss on ignition is less than 5% of the dry weight of the material.
- 2.4 Venturi scrubber (alkaline) should be provided with the incinerator with stack of adequate height (Minimum 30 meters) to control particulate emission within 50mg/Nm³.
- 2.5 Appropriate Air Pollution Control (APC) system shall be provided for fugitive dust from all vulnerable sources, so as to comply prescribed standards. All necessary air pollution control devices (quenching,

Venturi scrubber, mist eliminator) should be provided for compliance of emission standards

2.6 Masking agents should be used for odour control.

3. Water quality monitoring and preservation

- 4.1 The project proponent shall install effluent monitoring system with respect to standards prescribed in Environment (Protection) Rules 1986 through labs recognised under Environment (Protection) Act, 1986 or NABL accredited laboratories.
- 4.2 Waste water generated from the facility shall be treated in the ETP and treated waste water shall be reused in the APCD connected to the incinerator. The water quality of treated effluent shall meet the norms prescribed by State Pollution Control Board. Zero discharge should be maintained.
- 4.3 Process effluent/any waste water should not be allowed to mix with storm water.
- 4.4 Total fresh water use shall not exceed the proposed requirement as provided in the project details. Prior permission from competent authority shall be obtained for use of fresh water.
- 4.5 Sewage Treatment Plant shall be provided to treat the wastewater generated from the project. Treated water shall be reused within the project.
- 4.6 A certificate from the competent authority for discharging treated effluent/ untreated effluents into the Public sewer/disposal/drainage systems along with the final disposal point should be obtained.
- 4.7 The leachate from the facility shall be collected and treated to meet the prescribed standards before disposal.
- 4.8 Magnetic flow meters shall be provided at the inlet and outlet of the ETP & all ground water abstraction points and records for the same shall be maintained regularly.
- 4.9 Rain water runoff from hazardous waste storage area shall be collected and treated in the effluent treatment plant.

4. Noise monitoring and prevention

- 4.1 The ambient noise levels should conform to the standards prescribed under E(P)A Rules, 1986 viz. 75 dB(A) during day time and 70 dB(A) during night time.

5. Energy Conservation measures

- 5.1 Provide solar power generation on roof tops of buildings, for solar light system for all common areas, street lights, parking around project area and maintain the same regularly.
- 5.2 Provide LED lights in their offices and residential areas

6. Waste management

- 6.1 Incinerated ash shall be disposed at approved TSDF and MoU made in this regard shall be submitted to the Ministry prior to the commencement.
- 6.2 The solid wastes shall be segregated as per the norms of the Solid Waste Management Rules, 2016.
- 6.3 A certificate from the competent authority handling municipal solid wastes should be obtained, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project.
- 6.4 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
- 6.5 No landfill site is allowed within the CBWTF site.
- 6.6 The Project proponent shall not store the Hazardous Wastes more than the quantity that has been permitted by the CPCB/SPCB.

7. Green Belt

- 7.1 Green belt shall be developed in area as provided in project details, with native tree Green belt shall be developed in an area equal to 33% of the plant area with a native tree species in accordance with CPCB guidelines. The greenbelt shall inter alia cover the entire periphery of the plant.

8. Public hearing and Human health issues

- 8.1 Feeding of materials/Bio-medical waste should be mechanized and automatic no manual feeding is permitted.
- 8.2 Proper parking facility should be provided for employees & transport used for collection & disposal of waste materials.
- 8.3 Necessary provision shall be made for fire-fighting facilities within the complex.
- 8.4 Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- 8.5 Emergency plan shall be drawn in consultation with SPCB/CPCB and implemented in order to minimize the hazards to human health or environment from fires, explosion or any unplanned sudden or gradual release of hazardous waste or hazardous waste constituents to air, soil or surface water.

- 8.6 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.
- 8.7 Occupational health surveillance of the workers shall be done on a regular basis.

9. Corporate Environment Responsibility

- 9.1 The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
- 9.2 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest/wildlife norms/ conditions. The company shall have defined system of reporting infringements / deviation /violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report. 4
- 9.3 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
- 9.4 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.
- 9.5 Self environmental audit shall be conducted annually. Every three years third party environmental audit shall be carried out.

10. Miscellaneous

- 10.1 The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- 10.2 The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- 10.3 The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- 10.4 The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- 10.5 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 shareholder's/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.
- 10.6 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.
- 10.7 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.
- 10.8 Self-environmental audit shall be conducted annually. Every three years third party environmental audit shall be carried out.
- 10.9 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.
- 10.10 The criteria pollutant levels namely; PM2.5, PM10, SO2, NOx (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

- 10.11 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.
- 10.12 The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- 10.13 The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- 10.14 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).
- 10.15 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.
- 10.16 The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- 10.17 The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- 10.18 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.
- 10.19 The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts/NGT and any other Court of Law relating to the subject matter.
- 10.20 Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 189th meeting of SEIAA held on 02.12.2024. The Project proponent appeared before the Authority and presented its case. The Authority made observation regarding revision for EMP. The Authority also suggested that Rs. 20 lakhs be allocated by the Project Proponent for adoption of nearby government school for renovation and upgradation of infrastructure. In this regard the project proponent submitted reply on 02.12.2024.

1. Total green area of the project is 1,377 m² (34% of total plot area) in which block plantation area is 486 m² (12% of total area).
2. Revised EMP Budget.

EMP Budget

S. No.	Particulars	Capital Cost (Rs) Lakhs	Recurring Cost (Rs)Lakhs/annum
1.	Air Pollution Control & Online Monitoring Systems	15	3.0
2.	Effluent Treatment Plant, R.O, MEE and Septic tank	50	5.0
3.	Landscaping, Green belt Development	2.0	1.0
4.	Monitoring of ambient Air, Water, Soil, Noise etc. (Including yearly Dioxin & Furan Monitoring by 3 rd party)	-	1.0
5.	Occupational Health & Safety, Immunization, Health Checkups Training and PPE	1.0	0.7
6.	Provision of CCTV Camera & GPS monitoring system in transport vehicles	1.0	0.2
7.	Provision of cost for the transportation of hazardous waste (Incineration ash + ETP Sludge) to TSDF site	-	1.5
8.	Solar Panels	7.5	1.0
Total		76.50	13.40

EMP Budget outside the Project Site

Particular	Amount(INR Lakh)
Adoption of nearby Government school for improvement of infrastructure	20.00

Total EMP Budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
EMP Budget	76.50	13.40
Budget for nearby Government School for improvement of infrastructure	20.00	
Total	96.50	13.40

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to M/s S.D. Bio Medical Waste Management Company, Rohtak (as per the allotment no. HSIIDC/IMT/RTK/2025/1565 dated 09.10.2023, issued by HSIIDC) under category 7(da) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The Project Proponent will use PNG.
2. Total green area of the project is 1,377 m² (34% of total plot area) in which block plantation area is 486 m² (12% of total area).
3. The Project Proponent will adopt nearby government school for improvement of infrastructure with a budget of 20 lakhs.

Item No. 189.09

Dated : 02.12.2024

Environment Clearance for Proposed Expansion of Residential Group Housing colony in the revenue estate of Village Bajghera, Sector 112, Gurugram Manesar Urban Complex, Haryana by M/s Emaar India Limited.

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.

Appraisal & Recommendations of SEAC:

The case was taken up in 297th meeting held on 29.07.2024 case was deferred with some observations. The case was taken up in 299th meeting held on 30.08.2024. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 09.09.2024.

After deliberations, the committee 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 Ajit Singh,
2. Shri Tejpal Singh,
3. Shri Satbir Singh,
4. Shri Rambir Singh
- Ss/o Shri Mange Ram
5. Shri Pramil
6. Shri Pardip S/o Shri Ranvir Singh,
7. Shri Bharat Singh,
8. Shri Karamvir Singh,
9. Sultan Singh
- Ss/o Shri Umrao Singh
10. Shri Rishi Rosh
11. Shri Bir Singh

Ss/o Pyare in collaboration M/s Emaar MGF Land Limited (as per License no.04 of 2013 issued by DTCP vide Endst No.LC-1337/JE (VA)-2013/31131 dated 18.02.2013 valid upto 17.02.2029)

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

S.No	Particulars	As per Earlier EC	Expansion	Total Area
1.	Online Project Proposal Number	-	SIA/HR/INFRA2/483985/2024	
2.	Latitude	-	-	28°31'17.36"N
3.	Longitude	-	-	77° 1'14.76"E
4.	Plot Area	43,479.00 m ² (10.744 Acre)	-	43,479.00 m ² (10.744 Acre)
5.	Proposed Ground Coverage	-	-	15,209.25 m ²
6.	Proposed FAR	-	-	1,53,289.67 m ²
7.	Non FAR Area	-	-	1,07,462.00 m ²
8.	Total Built Up area	1,04,134.02 m ²	1,56,617.65 m ²	2,60,751.67 m ²
9.	Total Green Area with percentage	-	-	8,695.80 m ² @20%
10.	Rain Water Harvesting Pits	10 Nos	1 Nos	11 Nos
11.	STP Capacity	205 KLD	395 KLD	600 KLD

12.	Total Parking	800 ECS	207 ECS	1,007 ECS
13.	Organic Waste Converter	-	-	2 OWC of 2,000 Kg/day = (2 x 1,000 Kg/day)
14.	Maximum Height of the Building (till terrace)	75.15 m	44.85 m	120 meter Max.
15.	Power Requirement	3,058.86 KW	521.14 KW	3,580 KW
16.	Power Backup	-	-	Total 3,030 kVA = 3 x 1,010 kVA
17.	Total Water Requirement	316.21 KLD	305 KLD	622 KLD
18.	Fresh Water Requirement	162.27 KLD	271 KLD	434 KLD
19.	Treated Water	-	-	188 KLD
20.	Waste Water Generated	171.05 KLD	320 KLD	491 KLD
21.	Solid Waste Generated	1,300 Kg/day	2,114 Kg/day	3,414 Kg/day
22.	Biodegradable Waste	-	-	1388 Kg/day
23.	No. of Floors	B2 + B1 + GF + S + 22F Max.	P1 + P2 + 13 F	(B2 + B1 + S + P1 + P2 + 35 F) Max.
24.	Dwelling Units	-	-	Main Dwelling Unit: 900 EWS Unit: 159 Domestic Servant: 90
25.	Basement	2 nos	-	2 nos
26.	No. of Tower	8 no. of Towers	-	8 no. of Towers
27.	Community Center (Club House)	2 nos	-	2 nos
28.	Commercial area (Convenient Shopping)	1 nos	-	1 nos
29.	Nursery School	1 nos	-	1 nos
30.	R+U Value of Material used (Glass)	-	-	-
31.	Total Cost of the project:	i) Land Cost ii) Construction Cost	- -	Rs 2480.0296 Crore
32.	EMP Cost/Budget	-	Rs.1495 Lakh	Rs.1495 Lakh
33.	Incremental Load in respect of	-	-	0.07323 $\mu\text{g}/\text{m}^3$
	i) PM 2.5	-	-	-
	ii) PM 10	-	-	0.12083 $\mu\text{g}/\text{m}^3$
	iii) SO ₂	-	-	0.29291 $\mu\text{g}/\text{m}^3$
	iv) NO ₂	-	-	0.73228 $\mu\text{g}/\text{m}^3$
	v) CO	-	-	0.0000161 mg/m ³
34.	Construction Phase:	-	-	1 x 500 kVA
	i) Power Back-up	-	-	-
	ii) Water Requirement & Source	-	-	10 KLD
	iii) STP (Modular)	-	-	10 KLD
	iv) Anti-Smog Gun	-	-	1 Nos

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)	5.00	20.00	Waste Water Management (Sewage Treatment Plant/Effluent Treatment Plant)	200.00	300.00
Garbage & Debris disposal	10.0	10.0	Solid Waste Management (Dust bins)	60.00	150.00
Green Belt Development	10.0	15.0	Green Belt Development	150.00	100.00
Air, Noise, Soil, Water Monitoring	0.00	10.00	Monitoring for Air, Water, Noise & Soil	00.00	20.0

Rainwater harvesting system	20.00	5.00	Rainwater harvesting system	00.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun	100.00	10.0	DG Sets including stack height and acoustics	200.00	20.00
			Energy Saving (Solar Panel system)	30.00	10.00
			Adoption of nearby School	30.00	0.00
Total	145.00	70.00	Total	670.00	610.00

A. Specific conditions:-

1. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing, DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.

16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
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 take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
26. The minimum growth of trees should be 03 meters with sufficient canopy.
27. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
28. 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).
29. 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.
30. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
31. Water intensive and/or invasive species should not be used for landscaping.
32. As proposed **8,695.80 m² (@20% of plot area)** PP shall provide green area development.
33. The PP shall provide **12% of plot area (5,218.54 sqm)** as block plantation in its other land area (located in Sector 115, Gurugram).
34. **11 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
35. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
36. The PP shall provide solar power as per HAREDA 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 get project electrification plan approved from the competent authority before operation of the project.**
39. 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. Standard Conditions:

1. Statutory compliance

- 1.1 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.
- 1.2 The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
- 1.3 The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
- 1.4 The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- 1.5 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

concerned State Pollution Control Board/ Committee.

- 1.6 The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- 1.7 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.
- 1.8 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.
- 1.9 The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
- 1.10 The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air quality monitoring and preservation

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

3. Water quality monitoring and preservation

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

to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

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

4. Noise monitoring and prevention

- 4.1 Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone 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.
- 4.2 Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- 4.3 Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation measures

- 5.1 Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be

ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

- 5.2 Outdoor and common area lighting shall be LED.
- 5.3 Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- 5.4 Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- 5.5 Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- 5.6 Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

- 6.1 A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- 6.2 Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- 6.3 Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- 6.4 Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- 6.5 All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- 6.6 Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- 6.7 Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- 6.8 Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- 6.9 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
- 6.10 Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

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

8. Transport

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

9. Human health issues

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

Corporate Environment Responsibility

- 9.7 The project proponent shall comply with the provisions of CER, as applicable.
- 9.8 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.
- 9.9 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.
- 9.10 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

10. Miscellaneous

- 10.1 The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- 10.2 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.
- 10.3 The project proponent shall upload the status of compliance of the stipulated environment clearance

- conditions, including results of monitored data on their website and update the same on half-yearly basis.
- 10.4 The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
 - 10.5 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
 - 10.6 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.
 - 10.7 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
 - 10.8 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.
 - 10.9 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.
 - 10.10 The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
 - 10.11 The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
 - 10.12 No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
 - 10.13 Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - 10.14 The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
 - 10.15 The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
 - 10.16 The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 - 10.17 The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
 - 10.18 Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

Earlier, the case was taken up during the 186th meeting of SEIAA held on 28.10.2024. The Project proponent appeared before the Authority and presented its case. The Authority discussed the case and made following observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation, comparative statement data sheet and for revision of EMP details. The Authority also suggested that Rs. 50 lakhs be allocated by PP for adoption of nearby government school for renovation and upgradation of infrastructure. After deliberation, the Authority decided to defer this case. In this regard the project proponent submitted reply on 28.10.2024.

The case was taken up during the 189th meeting of SEIAA held on 02.12.2024. The Project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation, comparative statement data sheet and for revision of EMP details. In this regard the project proponent submitted reply on 02.12.2024. as under;

1. Total green area of the project is 17,391.60 m² (40% of total plot area) in which 3576.90 m² (8.2% of plot area) for Avenue Plantation and 8695.80 m² (20% of plot area) for Landscaping including podium and other areas. The PP will provided Land for block plantation area 5218.50 m² (12% of total plot area) outside the project site at Abhinav Projects Private Limited situated in village Bajgera, District - Gurugram. (Copy of Intakal No. 1516 Jamabandi year 1999-2000 enclosed).
2. Comparative statements

S. No.	Particular	Previous (Sq. m)	Expansion (Sq. m)	Total Area (Sq. m)
1	Total Site Area	43,479.00	Nil	43,479.00(10.744 Acre)
2	Site Area for FAR Consideration	43,455.00	Nil	43,455.00
3	Total Permissible Ground Coverage	35%	5%	40%
4	Proposed Ground Coverage	8,909.36	6,299.89	15,209.25
		20.50%	14.50%	35.00%
5	Total Permissible FAR	76,046.38	77,246.55	1,53,292.93
6	Total Proposed FAR	76,034.30	77,255.37	1,53,289.67
7	Total Proposed Non FAR	28,099.72	79,362.28	1,07,462.00
8	Total Proposed Built - up Area (FAR + Non FAR)	1,04,134.02	1,56,617.65	2,60,751.67
9	Proposed Green Area	17,391.60 sq. m (40%) - 21% tree plantation, 19% Landscaping including 5% water body	Nil	17,391.60 sq m (40%) 8% - Avenue Plantation, 12% - Block plantation proposed outside the project site on our own land and 20% - Landscaping including podium and other areas

3. Revised EMP.

EMP Budget Details

During Construction Phase			During Operational Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs per Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs per Year)
Sanitation and Wastewater Management (Modular STP)	5.00	4.00	Waste Water Management (STP)	210.00	31.00
Garbage & Debris disposal	10.0	2.0	Solid Waste Management (Dust bins)	60.00	15.00
Tree plantation	10.0	3.0	Tree plantation	150.00	10.00
Air, Noise, Soil, Water Monitoring	0.00	2.00	Monitoring for Air, Water, Noise & Soil	00.00	2.0
Rainwater harvesting system	20.00	1.00	Rainwater harvesting system	00.00	1.00

Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun	100.00	2.0	Stack height for DG Sets and acoustics	200.00	2.00
Total	145.00	14.00	Total	620.00	61.00

EMP Budget outside the Project Site

Particular	Amount(INR Lakh)
Adoption of nearby Government school for improvement of infrastructure	Rs. 125.00 Lakh

Total EMP Budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase	145	14
During Operation Phase	620	61
Budget for nearby Government School for improvement of infrastructure	125	
Total	890	75

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to

1. Shri Ajit Singh S/o Shri Mange Ram
2. Shri Tejpal Singh S/o Shri Mange Ram
3. Shri Satbir Singh S/o Shri Mange Ram
4. Shri Rambir Singh S/o Shri Mange Ram
5. Shri Parmil S/o Shri Ranvir Singh
6. Shri Pardeep S/o Shri Ranvir Singh
7. Shri Bharat Singh S/o Shri Umrao Singh
8. Shri Sultan Singh S/o Shri Umrao Singh
9. Shri Karamvir Singh S/o Shri Umrao Singh
10. Shri Rishi Rosh S/o Shri Piare
11. Shri Bir Singh S/o Shri Piare

in collaboration with M/s Emaar India Limited Formerly Known as M/s Emaar MGF Land Limited (as per License no.04 of 2013 issued by DTCP vide Endst No. LC-1337/JE (VA)-2013/31131 dated 19.02.2013, renewal Memo No LC-1337-PA(VA)-2024/ 6432 dated 21.02.2024 valid upto 17.02.2029) under category 8(b) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. Total green area of the project is 17,391.60 m² (40% of total plot area) in which 3576.90 m² (8.2% of plot area) for Avenue Plantation and 8695.80 m² (20% of plot area) for Landscaping including podium and other areas. The PP will provided the land for block plantation area 5218.50 m² (12% of total plot area) outside the project site at Abhinav Projects Private Limited situated in village Bajgera, District - Gurugram. (Copy of Intakal No.1516 Jamabandi year 1999-2000 enclosed).
2. The Project Proponent will install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.
3. The Project Proponent will undertake prescribed mitigation measures during the construction period.

4. The Project Proponent will not restrict the access of public to the revenue rasta running within the project site as a public thoroughfare.
5. The Project Proponent will adopt nearby government schools for improvement of infrastructure with a budget of Rs.125 lakhs.



Item No. 189.10**Dated : 02.12.2024****Environment Clearance for Proposed Commercial shopping complex “Wonder Walk” at Sector 88, Village Kheri Kalan, Faridabad, Haryana by M/s Soha Developers Private Limited.**

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/495331/2024** dated **04.09.2024** 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. 001513** dated **29.08.2024**.

Appraisal & Recommendations of SEAC:

The case was taken up in 301st meeting held on 26.09.2024. 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 27.09.2024 alongwith an affidavit dated 26.09.2024.

After deliberations, the committee 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:

M/s Soha Developers Pvt. Ltd. (as per Licence Nos.79 of 2022 dated 24.06.2022 (valid up to 23.06.2027), 80 of 2023 dated 13.04.2023 (valid upto 12.04.2028) and 191 of 2023 dated 21.09.2023 (valid upto 20.09.2028)

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

Name of the Project: Commercial plotted colony/SCO “Wonder Walk” at Sector 88, Village Kheri Kalan, Faridabad		
Sr.No	Particulars	
Online Proposal no. : SIA/HR/INFRA2/496360/2024		
1.	Latitude	28°24'52.0"N
2.	Longitude	77°21'40.2"E
3.	Total Plot Area	29592.59 m ²
4.	Proposed Ground Coverage	10247.11 m2
5.	Proposed FAR	40988.42 m ²
6.	Non FAR Area	Nil
7.	Total Built Up area	40988.42 m ²
8.	Total Green Area with Percentage	4355.69 m ² (@ 14.72 % of total plot area)
9.	Rain Water Harvesting Pits	11
10.	STP Capacity	130 KLD
11.	Total Parking	321 ECS
12.	Organic Waste Converter	None as it is commercial project
13.	Maximum Height of the Building (m)	14 m
14.	Power Requirement	2500 kW
15.	Power Backup	4 x 750 kVA
16.	Total Water Requirement	156 KLD
17.	Domestic Water Requirement	119 KLD
18.	Fresh Water Requirement	66 KLD
19.	Treated Water	90 KLD
20.	Waste Water Generated	106 KLD
21.	Solid Waste Generated	438 kg/Day
22.	Biodegradable Waste	263 kg/day
	Recylable and Inert Waste	175 kg/day
23.	Number of Towers	Block A, Block B, Block C, Block D, Block E, Block F with

			G+3 floors Total 118 Plots and 472 units
24.	Dwelling Units		None
25.	Basement		None
26.	Stories		G+3
27.	R+U Value of Material used (Glass)		1.77
28.	Total Cost of the project:	Land Cost Construction Cost	INR 233 crores
29.	EMP Budget		466/- lakhs (2% of the project cost)
30.	Incremental Load in respect of:		PM ₁₀ : 0.05 µg/m ³ PM _{2.5} : 0.02 µg/m ³ SO ₂ : 0.26 µg/m ³ NO ₂ : 0.12 µg/m ³ CO : 0.13 µg/m ³
31.	Construction Phase:	Power Back-up Water Requirement & Source STP (Modular) Anti-Smog Gun	500 kVA 3 KLD domestic water from local fresh water supplier 15 KLD treated water will be procured from nearby STP Septic tank is proposed 1

EMP 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)	28	12
2	Tractors/Tanker cost for Water sprinkling for dust suppression	5	4
3	Wheel wash arrangement during construction phase	3	1
4	Sanitation for labours (mobile toilets/septic tank)	4	4
5	Anti-Smog Guns	4	2
6	Sedimentation Tank	3	2
7	Handling of construction waste material	25	7
	Total	72	32

EMP Operation Phase

S.no	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1	Solar Panels	195	25
2	Resource Recovery Facilities and Management	25	4
3	Stack for DG Sets	25	4
4	Air Pollution Scrubber System	10	2
5	Green Area/ Landscape Area	20	3
6	Infrastructure for treated water recycling	30	4
7	Water efficient fixture and measures	12	3
	Total	317	45

Total Budget for EMP

S. No.	Particular	Cost in Lakhs
1	EMP budget for inside the project boundary(Capital cost)	389
2	EMP budget for inside the project boundary(Recurring cost)	77
	Total EMP @ 2% of project cost of ₹233 Crores	466

A. Specific conditions:-

- Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to

achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing, DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.

2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
5. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
6. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
7. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
8. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used
9. The PP shall install electric charging points for charging of electric vehicles.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
13. The PP shall not carry any construction below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
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. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
27. As proposed **4355.69 (@14.72% of plot area)** shall be provided for green area development.
28. The PP shall provide **4.16% of plot area** as block plantation.
29. **11 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
30. **The PP shall provide 100 KW of solar power at the project site.**
31. **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>)**
32. The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
33. The PP shall register themselves on <https://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Standard Conditions

1. Statutory compliance

- 1.1 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.
- 1.2 The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
- 1.3 The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
- 1.4 The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- 1.5 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 concerned State Pollution Control Board/ Committee.
- 1.6 The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- 1.7 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.
- 1.8 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.
- 1.9 The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
- 1.10 The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air quality monitoring and preservation

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

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

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

3. Water quality monitoring and preservation

- 3.1 The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- 3.2 Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- 3.3 Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- 3.4 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- 3.5 A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- 3.6 At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- 3.7 Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- 3.8 Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- 3.9 Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- 3.10 Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- 3.11 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 recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
- 3.12 A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- 3.13 All recharge should be limited to shallow aquifer.

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

4. Noise monitoring and prevention

- 4.1 Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone 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.
- 4.2 Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- 4.3 Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation measures

- 5.1 Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- 5.2 Outdoor and common area lighting shall be LED.
- 5.3 Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- 5.4 Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- 5.5 Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- 5.6 Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

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

of waste. Solid waste shall be segregated into wet garbage and inert materials.

- 6.4 Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- 6.5 All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- 6.6 Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- 6.7 Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- 6.8 Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- 6.9 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
- 6.10 Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

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

8. Transport

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

9. Human health issues

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

mask.

- 9.2 For indoor air quality the ventilation provisions as per National Building Code of India.
- 9.3 Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- 9.4 Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- 9.5 Occupational health surveillance of the workers shall be done on a regular basis.
- 9.6 A First Aid Room shall be provided in the project both during construction and operations of the project.

Corporate Environment Responsibility

- 9.7 The project proponent shall comply with the provisions of CER, as applicable.
- 9.8 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.
- 9.9 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.
- 9.10 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

10. Miscellaneous

- 10.1 The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- 10.2 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.
- 10.3 The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- 10.4 The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- 10.5 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- 10.6 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.
- 10.7 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
- 10.8 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.
- 10.9 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.

- 10.10 The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- 10.11 The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
- 10.12 No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
- 10.13 Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- 10.14 The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- 10.15 The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- 10.16 The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- 10.17 The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- 10.18 Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 189th meeting of SEIAA held on 02.12.2024. The Project proponent appeared before the Authority and presented their case. The Authority made observations regarding revised green area plan so as to maintain 08% of total plot area as a block plantation, revised calculation of OWC and for revision of EMP. In this regard the project proponent has submitted reply on 02.12.2024 as under:

1. Total green area of the project is 5538.7 m² (@ 18.72 % of total plot area) in which block plantation area is 1231.05 m² (4.16%) at project site and 1183.70 m² (4 % of plot area) outside the project area in Killa No. 11(7-2), 12 (3-16), 19(0-1) and 20(2-12) at village - Bhupani, District Faridabad.
2. One organic waste convertor with capacity of 300 kg/day install at project site.
3. Revised EMP Budget details

EMP Budget during 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)	20	4
2	Tractors/Tanker cost for Water sprinkling for dust suppression	7	3
3	Wheel wash arrangement during construction phase	5	1
4	Sanitation for labours (mobile toilets/septic tank)	5	2
5	Anti-Smog Guns	8	1
6	Sedimentation Tank	5	1
7	Handling of construction waste material	10	3
Total		60	15

EMP Budget during Operation Phase

S. No	Particulars	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in Lakhs/Year)
1.	STP 180 KLD (MBBR Technology)	86.00	8.00

2.	RWH Pits 11 Pit (Filter media (Loose boulders/Stone ballast etc., Depth will be 60 feet for recharge in ground water and De-silting chamber)	40.00	3.00
3.	Solid waste management(OWC and Colour coded dustbins)	25.00	2.50
4.	Air Pollution control (4 nos DG sets of 75 KVA with DG Stack)	20.00	3.00
5.	Environmental Monitoring (Six monthly monitoring as per the EC condition)	--	3.00
6.	Horticulture & Green Belt	20.00	2.00
7.	Fire Fighting	15.00	2.50
8.	Water efficient fixture and measures	10.00	1.00
Total		216.00	25.00

EMP Budget Outside the project AREA.

Particular	Amount(INR Lakh)
Adopt Government Girls Sanskriti Primary School, Kheri Kalan Faridabad and Government Senior Secondary School, Kheri Kalan Faridabad for improvement of infrastructure.	150.00

Total EMP Budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase	60	15
During Operation Phase	216	25
Adopt Government Girls Sanskriti Primary school, Kheri Kalan Faridabad and Government Senior Secondary School, Kheri Kalan Faridabad for improvement of infrastructure.	150	
Total	426	40

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to;

Shri Bachu Singh-Shri Sanjay Singh-Shri Sunder Singh S/o Sh. Ranjit 3/8 Share,

Shri Rahul- Deepak S/o Sh. Hari Dass Singh alias Shri Naresh 3/32 Share,

Smt. Indra Devi @ Indu Wd/o Hari Dass Singh alias Naresh 1/32 share,

Shri Prem Chand- Shri Surender S/o Karan Singh ½ Share in collaboration with M/s Soha Developers Pvt. Ltd. as per Licence No. 79 of 2022 Endst No. LC-4655-JE (SK)-2022/ 17537 dated 24.06.2022, valid up to 23.06.2027.

Shri Ravinder Singh S/o Sh. Rangal,

Shri Prem Chand- Surender S/o Shri Karan Singh,

Smt. Pushpa W/o Shri Devi Charan in collaboration with M/s Soha Developers Pvt. Ltd. as per Licence No. 80 of 2023 Endst No. LC-4655 C-PA (SK)-2023/10624 dated 13.04.2023, valid upto 12.04.2028.

Shri Bachu Singh-Shri Sanjay Singh-Shri Sunder Singh S/o Sh. Ranjeet Singh

Shri Rahul- Deepak S/o Smt. Indra Devi @ Indu Wd/o Hari Dass Singh alias Naresh

Smt. Indra Devi @ Indu Wd/o Haridass Singh alias Naresh S/o Sh. Ranjeet Singh

Shri Premchand-Surender Singh S/o Karan Singh in collaboration with M/s Soha Developers Pvt. Ltd. as per Licence No. 191 of 2023 Endst No. LC-4655-B-PA (SK)-2023/ 31665 dated 21.09.2023 (valid upto 20.09.2028) under category 8(a) of EIA Notification dated 14.09.2006 of the Ministry of

Environment and Forest, Government of India with these additional conditions:

1. Total green area of the project is 5538.7 m² (@ 18.72 % of total plot area) in which block plantation area is 1231.05 m²(4.16%) at project site and 1183.70 m²(4 % of plot area) outside the project area in Killa No. 11(7-2), 12 (3-16), 19(0-1) and 20(2-12) at village - Bhupani, District Faridabad,
2. One organic waste convertor with capacity of 300 kg/day install at project site.
3. The Project Proponent will install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.
4. The Project Proponent will undertake prescribed mitigation measures during the construction period.
5. The Project Proponent will adopt Government Girls Sanskriti Primary School, Kheri Kalan Faridabad and Government Senior Secondary School, Kheri Kalan Faridabad for improvement of infrastructure with a budget of Rs. 150 lakhs.



Item No. 189.11**Dated : 02.12.2024****Environment Clearance for Proposed Group Housing Project Plot no GH-3 & GH-4, Sector-2 MDC of Urban Estate, Panchkula, Haryana by M/s The Highlands cooperative group housing society limited.**

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/496819/2024 dated 16.09.2024 for obtaining under Environment Clearance Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs. 2,00,000/- vide DD No. 879897 dated 12.09.2024.

Appraisal & Recommendations of SEAC:

The case was taken up in 301st meeting held on 26.09.2024. 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 26.09.2024 alongwith an affidavit dated 30.09.2024.

After deliberations, the committee 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 M/s Highlands Coop Group Housing Society Ltd. Panchkula through Sh. Navdeep Singh Virk S/o Amarjit Singh Virk (as per Allotment Letter No. ZO-004/EO-012/UE-020/GALOT/0000000022 dated 05.04.2024 issued by HSVP, Panchkula)

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

Name of the Project: Proposed Group Housing Project; Plot no GH-3 & GH-4, Sector-2 MDC of Urban Estate, Panchkula, Haryana being developed by M/s Highland Cooperative Group Housing Society Ltd.		
Sr. No.	Particulars	Details
1.	Online Proposal Number	SIA/HR/INFRA2/496819/2024
2.	Category of project	8 (a) "Building & Construction Projects"
3.	Latitude	30° 44' 13.89" N
4.	Longitude	76° 50' 09.22" E
5.	Plot Area	6,677.54 m ²
6.	Proposed Ground Coverage	1,100.55 m ²
7.	Proposed FAR	12,686.57 m ²
8.	Non FAR Area	13,484.15 m ²
9.	Total Built Up area	26,170.72 m ²
10.	Total Green Area with %	2900.99 m ² (43.44% of plot area)
11.	Rain Water Harvesting Pits (with size)	2 nos.
12.	STP Capacity	60 KLD
13.	Total Parking	86 ECS
14.	Organic Waste Converter	180 kg/day
15.	Maximum Height of the Building (m)	49.99
16.	Power Requirement	3333.50 KW
17.	Power Backup	2 Nos of DG set of 1150 KVA (1X 750 KVA & 1X 400 KVA)
18.	Population	594 Person
19.	Total Water Requirement	79 KLD
20.	Fresh Water Requirement	42 KLD
21.	Treated Water	37 KLD
22.	Total Waste Water Generated	55 KLD
23.	Total Solid Waste Generated	244 Kg/day
24.	Biodegradable Waste	97 Kg/day
25.	Non-Biodegradable Waste	145 Kg/day
26.	Basement	2 nos.

27.	Main Dwelling Units	51
28.	Total no. of towers	01
29.	Stories	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: 314 Lakhs 1. Capital Cost: 114 Lakhs 2. Recurring Cost: 200 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:	i) Power Back-up ii) Water Requirement & Source iii) STP (Modular) iv) Anti-Smoke Gun

EMP Budget

During Construction Phase			During Operation Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	5.00	10.00	Waste Water Management (Sewage Treatment Plant)	15.00	60.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	10.00	25.00
Green Belt Development	5.00	10.00	Green Belt Development	15.00	20.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system	6.00	0.00	Rainwater harvesting system	0.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10.00	10.00	Stack height for DG Sets and it's acoustics	15.00	10.00
			Energy Saving (Solar Panel system)	33.00	20.00
Total	26 Lakhs	45 Lakhs	Total	88 Lakhs	155 Lakhs
G. Total	314 Lakh				

1. Specific conditions:-

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

Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.

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 maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
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 firefighting 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. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
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 take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the

project and finally approved during the EC granting process.

25. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
26. The minimum growth of trees should be 03 meters with sufficient canopy.
27. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
28. 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).
29. 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.
30. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
31. Water intensive and/or invasive species should not be used for landscaping.
32. As proposed **2900.99 m² (43.44% of plot area)** PP shall provide green area development out of which **859 sqms** shall be developed as block plantation.
33. **02 Rain Water Harvesting Pits** 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 increase the **Solar power capacity upto 50 KW**
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.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.

2. Standard Conditions

1. Statutory compliance

- 1.1 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.
- 1.2 The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
- 1.3 The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
- 1.4 The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- 1.5 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 concerned State Pollution Control Board/ Committee.
- 1.6 The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- 1.7 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.
- 1.8 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.
- 1.9 The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
- 1.10 The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air quality monitoring and preservation

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

common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

- 2.4 Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- 2.5 Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- 2.6 Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- 2.7 Wet jet shall be provided for grinding and stone cutting.
- 2.8 Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- 2.9 All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
- 2.10 The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- 2.11 The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. 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.
- 2.12 For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water quality monitoring and preservation

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

be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

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

4. Noise monitoring and prevention

- 4.1 Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone 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.
- 4.2 Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- 4.3 Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation measures

- 5.1 Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- 5.2 Outdoor and common area lighting shall be LED.
- 5.3 Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- 5.4 Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- 5.5 Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- 5.6 Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

- 6.1 A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- 6.2 Disposal of muck during construction phase shall not create any adverse effect on the neighbouring

communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

- 6.3 Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- 6.4 Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- 6.5 All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- 6.6 Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- 6.7 Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- 6.8 Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- 6.9 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
- 6.10 Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

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

8. Transport

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

9. Human health issues

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

Corporate Environment Responsibility

- 9.7 The project proponent shall comply with the provisions of CER, as applicable.
- 9.8 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.
- 9.9 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.
- 9.10 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

10. Miscellaneous

- 10.1 The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- 10.2 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.
- 10.3 The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- 10.4 The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- 10.5 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- 10.6 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.
- 10.7 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
- 10.8 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.

- 10.9 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.
- 10.10 The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- 10.11 The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
- 10.12 No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
- 10.13 Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- 10.14 The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- 10.15 The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- 10.16 The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- 10.17 The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- 10.18 Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 189th meeting of SEIAA held on 02.12.2024. The Project proponent appeared before the Authority and presented their case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation and for revision of EMP. In this regard the project proponent has submitted reply on 02.12.2024. as under:

1. Total green area of the project is 2900.99 m² (43.44% of plot area) in which block plantation area is 859 m² (more than 12 % of plot area).
2. Revised EMP Budget.

EMP Budget

During Construction Phase			During Operation Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost(In Lakhs for 5 Year)	Description	Capital Cost(in Lakhs)	Recurring Cost(In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	5.00	5.00	Waste Water Management (Sewage Treatment Plant)	15.00	6.00
Garbage & Debris disposal	0.00	5.00	Solid Waste Management (Dust bins &OWC)	10.00	2.50
Green Belt Development	5.00	5.00	Green Belt Development	15.00	2.00
Air, Noise, Soil, Water Monitoring	0.00	2.50	Monitoring for Air, Water, Noise & Soil	00.00	1.00
Rainwater harvesting system	6.00	0.00	Rainwater harvesting system	0.00	1.00

Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10.00	5.00	Stack height for DG Sets and it's acoustics	15.00	1.00
Total	26	22.5	Total	55	13.5

EMP Budget outside the Project Site

Particular	Amount(INR Lakh)
Adoption of nearby Government school for improvement of infrastructure	Rs. 30.00 Lakh

Total EMP Budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase	26	22.50
During Operation Phase	55	13.50
Budget for nearby Government School for improvement of infrastructure	30	
Total	111	36.00

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to M/s The Highlands Coop Group Housing Society Ltd. Panchkula through partner Sh. Navdeep Singh Virk S/o Amarjit Singh Virk (As per Allotment Letter No. ZO004/EO012/UE020/GALOT/0000000022 dated 05.04.2024 issued by HSVP, Panchkula) under category 8(a) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. Total green area of the project is 2900.99 m² (43.44% of plot area) in which block plantation area is 859 m² (more than 12 % of plot area)
2. The Project Proponent will install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.
3. The Project Proponent will undertake prescribed mitigation measures during the construction period.
4. The Project Proponent will adopt nearby secondary government school for improvement of infrastructure with a budget of 30 lakhs.

Item No. 189.12

Dated : 02.12.2024

Environment Clearance for proposed Plotted Group Housing Scheme under NILP at Village-Kheri Kalan, Sector 84, District - Faridabad, Haryana by M/s Marina Real Estate Builders LLP.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/493981/2024** dated **06.09.2024** for obtaining under **Environmental Clearance** Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/-** vide **DD No. 026836** dated **12.09.2024**.

Appraisal & Recommendations of SEAC:

The case was taken up in 301st meeting held on 26.09.2024. 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 27.09.2024 alongwith an affidavit.

After deliberations, the committee 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 Mansha Buildcon Pvt. Ltd.**
2. **Shri Chet Singh S/o Shri Hansraj**
3. **Smt. Rakesh W/o Shri Balram**
4. **Shri Sidharth Pratap Singh S/o Shri Subhash S/o Shri Captain**
in collaboration with M/s Marina Real Estate Builders LLP (as per the license 26 of 2024 issued by DTCP vide letter No.LC-4961-JE(MK)-2024/5966 dated 19.02.2024 as valid up to 18.02.2029)

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

EC for Proposed Plotted Group Housing Scheme under NILP at Village Kheri Kalan, Sector 84, District-Faridabad, Haryana by M/s Marina Real Estate Builders LLP		
Sr. No.		Particulars
Online Proposal no.SIA/HR/INFRA2/493981/2024		
1.	Latitude	28°24'26.83"N
2.	Longitude	77°21'55.88"E
3.	Total Plot Area	60222.187 sqm (14.88125 Acres)
4.	Proposed Ground Coverage	20,839.025 sqm (34.6% of total plot area)
5.	Total proposed FAR	78,251.893 sqm
6.	Total Non-FAR	67,290.753 sqm
7.	Total Built Up area	1,45,542.65 sqm
8.	Total Green Area with Percentage	9400 sqm (15.61 % of total plot area)
9.	Rain Water Harvesting Pits	07 nos.
10.	Total Parking	940 ECS
11.	Maximum Height of the Building	20.70 meters
12.	Power Requirement	3770.71 KW
13.	No. of DG set	03 DG sets of total 4500 kVA capacity (2 x 2000 kVA + 1 x 500 kVA)
14.	Capacity of STP	500 KLD (MBBR technology)
15.	Total Estimated Water Demand	386 KLD
16.	Total Waste Water Generated during operational phase	282 KLD
17.	Fresh Water Demand	245 KLD
18.	Total treated water	254 KLD (after treatment of wastewater from STP)
19.	Treated Water Demand	141 KLD
20.	Solid waste generated	2025 kg/day

21.	Total Population		5304 individuals																	
22.	Number of floors		<ul style="list-style-type: none">• Tower A :B+S+4 floors• Tower B : B+S+4 floors• Tower C : B+S+3 floors• Tower D : B+S+3 floors• 2 Commercial blocks (Block A: B+G+5 floors; Block B: B+G)• Club: B+G																	
23.	Number of Building Blocks		<ul style="list-style-type: none">• 4 Residential Blocks (Tower A, B, C&D)• 02 Commercial Block• 01 Club																	
24.	Total Cost of the project:		Rs. 41,500 lakhs (Rs.415 Crores)																	
25.	EMP Budget		<div>Total EMP budget: 826.0 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 adoption of school in nearby village</td><td>90/-</td></tr><tr><td>2.</td><td>EMP budget for inside the project boundary (Capital cost)</td><td>572/-</td></tr><tr><td>3.</td><td>EMP budget for inside the project boundary (Recurring cost)</td><td>164/-</td></tr><tr><td></td><td>Total EMP</td><td>826/-</td></tr></table>			S. No.	Particular	Cost in Lakhs	1.	EMP budget for adoption of school in nearby village	90/-	2.	EMP budget for inside the project boundary (Capital cost)	572/-	3.	EMP budget for inside the project boundary (Recurring cost)	164/-		Total EMP	826/-
S. No.	Particular	Cost in Lakhs																		
1.	EMP budget for adoption of school in nearby village	90/-																		
2.	EMP budget for inside the project boundary (Capital cost)	572/-																		
3.	EMP budget for inside the project boundary (Recurring cost)	164/-																		
	Total EMP	826/-																		
26.	Incremental Load in respect of:	<div>i) PM_{2.5}</div> <div>ii) PM₁₀</div> <div>iii) SO₂</div> <div>iv) NO₂</div> <div>v) CO</div>	<div>0.21729µg/m³</div> <div>0.55745 µg/m³</div> <div>0.80044µg/m³</div> <div>3.7834 µg/m³</div> <div>2.65325 µg/m³</div>																	
27.	Status of Project		Vacant Land																	

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)	40	20
2.	Tractors/Tanker cost for Water sprinkling for dust suppression	20	10
3.	Wheel wash arrangement during construction phase	10	3
4.	Anti-Smog Gun	25	10
5.	Sedimentation tank	10	5
6.	Health check-up and medical facilities	5	10
7.	Labor sanitation and waste water management	4	5
Total		114	63

EMP budget (for operation phase)

S.no	Component	Capital Cost (lakhs)	Recurring Cost/Annum (lakhs)
1.	Sewage Treatment Plant	250	25
2.	Rain water Harvesting Pits	45	7
3.	Solid Waste Management (collection, handling & transportation)	50	15
4.	Green Area/ Landscape Area (Block green)	60	20
5.	Environment Monitoring	3	9
6.	Energy savings, miscellaneous	50	25
Total		458	101

Table 1b: Brief budget outline with activities: budget for adoption of school in nearby village

S.No	Activities	Proposed Locations	1st Year	2nd Year	3rd Year	4th Year	5th Year	Total cost (₹)
1	Installation of smart classes	Adopt-Govt. School in nearby village	1,50,000	1,50,000	1,00,000	2,00,000	2,00,000	8,00,000
2	Installation of Solar Lighting		1,50,000	2,00,000	3,00,000	3,00,000	3,50,000	13,00,000
3	R.O. Provision		1,00,000	2,00,000	2,00,000	3,00,000	3,00,000	11,00,000
4	Toilets construction		2,00,000	2,00,000	3,00,000	3,00,000	3,00,000	13,00,000
5	Providing bins & Maintain sanitation		1,00,000	2,00,000	2,00,000	2,00,000	2,00,000	9,00,000
6	Plantation		5,00,000	6,00,000	6,00,000	6,00,000	6,00,000	29,00,000
7	Book distribution		1,50,000	1,50,000	1,00,000	1,00,000	2,00,000	7,00,000
	Total		13,50,000	17,00,000	18,00,000	20,00,000	21,50,000	90,00,000

Total EMP budget

S. No.	Particular	Cost in Lakhs
1.	EMP budget for adoption of school in nearby village	90/-
2.	EMP budget for inside the project boundary (Capital cost)	572/-
3.	EMP budget for inside the project boundary (Recurring cost)	164/-
	Total EMP	826/-

A. Specific conditions:-

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

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

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. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
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 **9400 sqm (15.61 % of total plot area)** PP shall provide green area development out of total green area, **12% i.e.7226.66 sqm** will be achieved as block green plantation
32. **07 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 use **180 KW of power load through solar power**.
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.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. Standard Conditions

1. Statutory compliance

- 1.1 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.
- 1.2 The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
- 1.3 The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
- 1.4 The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- 1.5 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 concerned State Pollution Control Board/ Committee.
- 1.6 The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- 1.7 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.
- 1.8 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.
- 1.9 The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
- 1.10 The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air quality monitoring and preservation

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

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

3. **Water quality monitoring and preservation**

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

as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise monitoring and prevention

- 4.1 Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone 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.
- 4.2 Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- 4.3 Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation measures

- 5.1 Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- 5.2 Outdoor and common area lighting shall be LED.
- 5.3 Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- 5.4 Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- 5.5 Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- 5.6 Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

- 6.1 A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- 6.2 Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- 6.3 Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- 6.4 Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- 6.5 All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- 6.6 Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- 6.7 Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- 6.8 Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- 6.9 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
- 6.10 Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

- 7.1 No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth

and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

- 7.2 A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- 7.3 Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- 7.4 Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

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

9. Human health issues

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

Corporate Environment Responsibility

- 9.7 The project proponent shall comply with the provisions of CER, as applicable.
- 9.8 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.
- 9.9 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.

- 9.10 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

10. Miscellaneous

- 10.1 The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- 10.2 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.
- 10.3 The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- 10.4 The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- 10.5 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- 10.6 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.
- 10.7 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
- 10.8 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.
- 10.9 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.
- 10.10 The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- 10.11 The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
- 10.12 No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
- 10.13 Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- 10.14 The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- 10.15 The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- 10.16 The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- 10.17 The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

10.18 Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 189th meeting of SEIAA held on 02.12.2024. The Project proponent appeared before the Authority and presented their case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation, 02 No of OWC with 650 each capacity and for revision of EMP. In this regard the project proponent submitted reply on 02.12.2024 as under;

1. Total green area of the project is 9400 m² (15.61 % of total plot area) in which block plantation area is 7226.66 m² (12 % of plot area).
2. Two organic waste convertor having capacity of 650 kg/day each.
3. EMP Budget details.

EMP Budget during Construction Phase

S. No	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)/ Annum
1.	EMP cost of Construction phase(material handling, green net, tarpaulin cover to cover the construction material)	40	2
2.	Tractors/Tanker cost for Water sprinkling for dust suppression	20	5
3.	Wheel wash arrangement during construction phase	10	1
4.	Anti-Smog Gun	25	1
5.	Sedimentation tank	10	0.5
6.	Labor sanitation and waste water management	5	3
Total		110	12.5

EMP Budget during Operation Phase

S.No	Component	Capital Cost (lakhs)	Recurring Cost/Annum (lakhs)
1.	Sewage Treatment Plant	250	25
2.	Rain water Harvesting Pits	45	7
3.	Solid Waste Management (collection, handling & transportation)	50	15
4.	Green Area/ Landscape Area (Block green)	60	20
5.	Environment Monitoring	3	9
6.	Energy savings, miscellaneous	50	19.5
Total		458	95.5

EMP Budget outside the Project Site

Particular	Amount(INR Lakh)
Adoption of nearby Government school for improvement of infrastructure	Rs.150.00 Lakh

Total EMP Budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase	110	12.5
During Operation Phase	458	95.5
Budget for nearby Government School for improvement of infrastructure	150	
Total	718	108

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant

Environment Clearance to

1. M/s Mansha Buildcon Pvt. Ltd.
2. Shri Chet Singh S/o Shri Hansraj
3. Smt. Rakesh W/o Shri Balram
4. Shri Sidharth Partap Singh S/o Shri Partap Singh

5. Shri Subhash S/o Shri Captain in collaboration with M/s Marina Real Estate Builders LLP (as per the license 26 of 2024 issued by DTCP vide letter No.LC-4961-JE(MK)-2024/5966 dated 19.02.2024 as valid up to 18.02.2029) under category 8(a) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. Total green area of the project is 9400 m² (15.61 % of total plot area) in which block plantation area is 7226.66 m² (12 % of plot area).
2. The Project Proponent will install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.
3. The Project Proponent will undertake prescribed mitigation measures during the construction period.
4. The Project Proponent will adopt nearby government school for improvement of infrastructure with a budget of Rs. 150 lakhs

