Minutes of the 299thMeeting of the State Expert Appraisal Committee (SEAC), Haryana held on 30.08.2024 under the Chairmanship of Sh. V. K. Gupta, Chairman, SEAC, in Conference Hall (SEIAA), Bays No.55-58, First Floor, Paryatan Bhawan, Sector-2, Panchkula for considering Environmental Clearance of Projects (B Category) under Government of India Notification dated 14.09.2006.

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

The Minutes of 298thmeeting were discussed and approved. In Agenda of this meeting, 14 nos. of projects, received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

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

299.01 EC for "Revision and Expansion of Commercial Complex" located at Sector 66, Village Maidawas, Gurugram, Haryana by M/s French Build Mart Pvt Ltd.

Project Proponent : Not Present
Consultant : Not Present

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/459633/2024 dated 31.01.2024 for obtaining **Environment Clearance for "Revision and Expansion"** 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. 024474 dated 12.01.2024.

The case was taken up in 287th meeting held on 27.02.2024. However, PP requested vide letter dated 26.02.2024 to defer their case due to pendency of Certified Compliance Report (CCR) from competent authority. The committee acceded with the request of PP and deferred their case.

The case was taken up in 299th meeting held on 30.08.2024. However PP requested vide email dated 30.08.2024 to defer their case as they could not attend the meeting due to medical emergency. The committee acceded with the request of PP and deferred their case.

299.02 Proposed Expansion of Environmental Clearance 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

Project Proponent : Ms. Alka
Consultant : Vardan EnviroNet

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.300353dated 30.01.2024. The project has been granted ToR on 22.02.2024.

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

Thereafter an ADS was raised on PARIVESH on 05.08.2024 for uploading the final zoning plan. The PP submitted the zoning plan and closed ADS on 20.08.2024.

Table 1: Basic Detail

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 (Formerly Emaar MGF Land Limited) and Others.				
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	-	-	Rs 2480.0296 Crore
		ii) Construction Cost			
32.	EMP Cost/Budget		-	Rs.1495 Lakh	Rs.1495 Lakh
33.	Incremental Load in respect of i) PM 2.5		-		0.07323 µg/m^3
	ii) PM 10		-		0.12083 µg/m^3
	iii) SO_2		-		0.29291 µg/m^3
	iv) NO_2		-		0.73228 µg/m^3
	v) CO		-		0.0000161 mg/m^3
34.	Construction Phase: i) Power Back-up		-	-	1 x 500 kVA
	ii) Water Requirement & Source		-	-	10 KLD
	iii) STP (Modular)		-	-	10 KLD
	iv) Anti-Smog Gun		-	-	1 Nos

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 mentioning therein as under:

- That earlier the project has been granted Environmental Clearance vide letter no. SEIAA/HR/2013/1543 dated 24.12.2013 to M/s Emaar India Limited (Formerly Emaar MGF Land Limited). Further company obtained validity extension for granted Environmental Clearance letter via vide letter no. SEIAA/HR/2020/567 dated 16.11.2020 till 23.12.2023. That our Environmental Clearance is valid up to 23.12.2024 as per MoEF notification sr. no. 201 dated 18.01.2021 in view of the outbreak of (COVID-19) pandemic.
- That company has obtained site visit report from regional office MoEF and CC via vide letter F. No. 4-1343/2014/ENV/eFile dated 25.01.2024, Site visit by regional office MoEF & CC was conducted on 22.01.2024.
- That at present only basement excavation work has been started

- That we have been granted FAR of 350% at 10.329 acre land area and 250% at 0.415 acre land area under TOD policy via vide memo no. LC-1337/JE(AK)/2024/26675 dated 20.08.2024 by DTCP, Haryana. Also obtained revised approved zoning plan with FAR of 350% at 10.329 acre land area and 250% at 0.415 acre land area under TOD policy.
- That we will not lay services through revenue rasta without obtaining permission from the concerned department and we have submitted application for obtaining revenue rasta permission with concerned authority on 29.09.2024.
- That we have proposed 20 percent of plot area as green area in the present scheme as the entire planning of the project has been changed with respect to the earlier planning for which EC was obtained on 24.12.2013.
- That company will provide 12% (5,218.54 S.qm) as block plantation in its other land area (located in sector 115, Gurugram).
- That realignment of 24m wide sectoral plan road passing through our Licence no. 04 of 2013 dated 18.02.2013 has been realigned in revised sectoral plan of sector 109,112, 113, 114 & 115 GMU bearing drawing no. DTP(G)2136/203/2013 dated 15.01.2013/23.07.2014 issued by Director Town and country planning Haryana via vide memo no. 3710 dated 31.01.2024.
- That we will not carry out any construction activity until this road realignment work is being completed by Director Town and country planning Haryana.

Table 2 – EMP Detail

During Construction Phase			**During Operational Phase**		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost (In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	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 detailed discussion was held on the documents submitted regarding license, previous EC, FAR, landscape plan, plantation, coordinates, revised EMP with CER activity, Revenue Rasta, RWH, zoning plan, Structure Stability Certificate, IGBC certificate, CA certificate, construction activity as well as submissions made by PP.

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

1. **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)-2013/31131dated 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:

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 SO_2 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 m^2 **(@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.Environmental Conditions

S. No	Environmental Conditions
1.1	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.

2. Statutory compliance

S. No	Environmental Conditions

S. No	Environmental Conditions
2.1	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.
2.2	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.
2.3	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.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	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.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	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.
2.8	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.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air quality monitoring and preservation

S. No	Environmental Conditions
3.1	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.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	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.

S. No	Environmental Conditions
3.4	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.
3.5	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.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	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.
3.10	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.
3.11	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.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality monitoring and preservation

S. No	Environmental Conditions
4.1	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.

S. No	Environmental Conditions
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	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.
4.5	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.
4.6	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.
4.7	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.
4.8	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.
4.9	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.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	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.
4.12	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.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.

S. No	Environmental Conditions
4.15	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.
4.16	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.
4.17	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.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	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.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	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.

5. Noise monitoring and prevention

S. No	Environmental Conditions
5.1	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.
5.2	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.
5.3	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.

6. Energy Conservation measures

S. No	Environmental Conditions
6.1	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.
6.2	Outdoor and common area lighting shall be LED.
6.3	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.
6.4	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.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	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.
7.2	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.
7.3	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.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

S. No	Environmental Conditions
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	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.
7.8	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.
7.9	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.
7.10	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.

8. Green Cover

S. No	Environmental Conditions
8.1	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).
8.2	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.
8.3	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.
8.4	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.

9. Transport

S. No	Environmental Conditions
9.1	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.
9.2	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.

10. Human health issues

S. No	Environmental Conditions
10.1	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.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	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.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	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.
11.2	ii. 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.

S. No	Environmental Conditions
11.3	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.
11.4	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.
11.5	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.
11.6	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.
11.7	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
11.8	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.
11.9	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.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP reportand also that during their presentation to the Expert Appraisal Committee.
11.12	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).
11.13	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.

S. No	Environmental Conditions
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	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.
11.17	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.
11.18	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.

299.03 Environment Clearance for proposed Revision and Expansion of Commercial Complex Project located at Village-Ghata, District-Gurugram, Haryana by M/s Pioneer Urban Land and Infrastructure Limited

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

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

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

1. The PP shall submit in detail as to why they have come before the committee and shall submit chronology of the case.
2. It is observed that 03 ECs have been obtained from MoEF&CC and SEIAA, Haryana but now it has been found from CCR that the development for 02 ECs referred at Sr. No. 1 & 2 of the CCR have not been started so far. Meanwhile, a joint Zoning Plan of all the 03 ECs was approved on dated 23.11.2019. Therefore, necessary clarification is required why 02 ECs for which development not taken were either surrendered/amended/withdrawn even after the approval of joint Zoning Plan.
3. The comparison of parameters of previous ECs for 17.4875 acres at Sr. No. 1 should be given with the parameters achieved at site.

4. The CCR/ATR has not been submitted. Therefore, tangible ATR/CCR should be submitted whether building plan has been approved or under process of approval.
5. The status of 03 Revenue Rasta shall be given
6. Copy of CTO/CTE shall be provided.
7. Permission of TOD shall be provided.
8. Certificate of IGBC/GRIHA shall be provided.
9. The status of six monthly Certified Compliance Report of all 3 projects
10. The PP shall submit the reason for delay in construction
11. The PP shall submit the Wildlife Activity Plan.
12. The PP shall submit the Structure Stability Certificate.
13. The PP shall submit the Power Assurance.
14. The PP shall submit the Approved Building Plan.

Table 1 – Basic Details

Name of the Project: Revision and Expansion of Commercial Complex Project at Village Ghata, District Gurugram, Haryana by M/s Pioneer Urban Land & Infrastructure Ltd				
Sr. No.	**Particulars**	**Earlier EC**	**Proposed Area** (m^2)	**Total Area (Existing EC +Proposed)** (m^2)
1.	Online Project Proposal Number	SIA/HR/INFRA2/484449/2024		
2.	Latitude	28° 24' 50.43''		
3.	Longitude	77° 05'29.95'' E		
5.	Plot Area	70,789.40	+28,268.38	99,057.78
6.	Proposed Ground Coverage	17,928.31 (@25.32% of the plot area)	+41,506.36	59,434.67 (60% of the plot area)
7.	Proposed FAR	**100,476.58**	**+2,61,084.32**	**3,61,560.9**
8.	Non FAR Area	73,682.421	+2,54,748.519	3,28,430.94
9.	Total Built Up area	**1,74,159**	**5,15,832.839**	**6,89,991.84**
10.	Total Green Area with Percentage	21,236.82 (@30% of plot area)	8,480.514 (@30% of plot area)	29,717.334 (@30% of plot area)
11.	Rain Water Harvesting Pits	14	11	25
12.	STP Capacity	795 KLD	600 KLD	1395 KLD
13.	Total Parking	2011 ECS	3,668 ECS	5679 ECS
14.	Organic Waste Converter	--	1	1
15.	Maximum Height of the Building (m)	150 m	+46m	196m
16.	Power Requirement (kVA)	19240	15605	**34,845**
17.	Power Backup	14,280 kVA (7 x 1500 kVA + 3 x 1010 kVA + 1 x 750 kVA)	14,280 kVA (7 x 1500 kVA + 3 x 1010 kVA + 1 x 750 kVA)	28,560 kVA (14 x 1500 kVA + 6 x 1010 kVA + 2 x 750 kVA)
18.	Total Water Requirement	542.25 KLD	1114 KLD	1,656 KLD
19.	Domestic Water Requirement	--	545 KLD	545 KLD (Expansion)
20.	Fresh Water Requirement	--	+339 KLD	+339 KLD (Expansion)
21.	Treated Water	--	+429 KLD	+429 KLD (Expansion)
22.	Waste Water Generated	488 KLD	+477KLD	965 KLD
23.	Solid Waste Generated	1285 kg/day	+3700 kg/day	4985 kg/day

24.	Biodegradable Waste		514 kg/day	+ 1480 kg/day	1994 kg/day
27.	Number of Towers		4	+2	6
28.	Basement		4	4	8
30.	Community Center		--	--	--
31.	R+U Value of Material used (Glass)		The project will involve limited use of clear & tinted glass having U-value less than 3.11w/m^2-°C.	--	The project will involve limited use of clear & tinted glass having U-value less than 3.11w/m^2-°C.
32.	Total Cost of the project:	i) Land Cost	INR 199.96Crores	+ INR 1943 Crore	INR 2142.96 Crore
		ii) Construction Cost			
33.	EMP Budget **(per year)**	Capital Cost	--	Rs. 1943 lacs	Rs.1943 lacs
		Recurring Cost		Rs. 215.15 lacs	Rs. 215.15 lacs
34.	Incremental Load in respect of: i) PM 2.5		--	--	0.041µg/m^3
	ii) PM 10		--	--	0.064 µg/m^3
	iii) SO_2		--	--	0.072 µg/m^3
	iv) NO_2		--	--	0.054 µg/m^3
	v) CO		--	--	0.014µg/m^3
35.	Status of Construction		The construction status of site as on date is as follows: ❖ The project was earlier granted Environment Clearance by MoEF&CC vide letter no. 21-1056/2007-IA.III dated 26.05.2008 for Plot area 70,789.40sqm (17.4875acres) and Built-up area 1,74,159 sqm. ❖ Parallely, company had two more projects adjacent to the project site which were also granted Environment Clearance separately. One of the projects was 3.953 acres and other one was 3.03725 acres. Environment Clearance for 3.953 acres was granted by SEIAA, Haryana vide letter no. SEIAA/HR/2010/1099 dated 11.12.2010 and for 3.03725 acres was granted by MoEF&CC vide letter no. 21-1058/2007-IA.III dated 26.05.2008. Construction of both the projects was not started yet. ❖ But, as per the market scenario we are going to merge 3.953 acres and 3.0375 acres projects with 17.4875 acres project with some revisions. Therefore, we have now proposed for Revision and Expansion of Commercial of complex Project for where Environment Clearance is being sought. Due to which the total plot area is being increase to 99,057.78 sqm from 70,789.40 sqm. Similarly, the built-up area also increase to 6, 89,991.84 sqm from 1, 74,159 sqm		
36.	Construction Phase:	i) Power Back-up	150 kW	50 kW	200 kW
		ii) Water Requirement & Source	348 ml	+ 1032 ml	1380 ML

		iii) STP (Modular)	1	1	1
		iv) Anti-Smog Gun	1	1	1

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 vide letter dated 03.09.2024 alongwith an affidavit of even date mentioning therein as under:

1. That, we M/s Pioneer Urban Land & Infrastructure Ltd have planned for the construction of Revision & Expansion of Commercial Complex Project located Village Ghata, District –Gurugram, Haryana and having its Registered office at Pioneer Square, Ground Floor, Gold Course Extn. Road, Sector-62, Gurugram-122098.
2. That, in the instant proposal, there were 3 ECs [(plot area 1 = 3.953 acres + plot area 2 = 3.03725 acres + plot area 3 = 17.4875 acres) = 24.47775 acres] and all these ECs were merged through the approval of joint Zoning Plan for a cumulative plot area of 24.47775 acres on 29-11-2019 and this date is prior to the issuance of above referred O.M. Two of the ECs were issued by MoEF & CC & one EC was issued by SEIAA Haryana. Two ECs for plot area of 3.953 acres and 3.03725 acres were expired in 2013 and hence not proceeded and not in existence since then. The construction activity related to the 3rd EC was completed and commissioned within the validity period. An approval which is no more in existence for about a decade from 2013 cannot be subjected to the provision of a regulation which has come into effect from 2022.
3. That, as per the planning we have also initiated the process of combining the Zoning plan of all three ECs/Project. We have received the combined Zoning Plan vide memo no. ZP-338-E/JD (RD)/ 2019/29474 dated 29.11.2019.
4. That, there is no litigation which is pending against the proposed project.
5. That, there is no HT line passing the through or near to the project site.
6. That, there is only one *"Revenue Rasta"* adjacent to the project site and in the project site. This "*Revenue Rasta"* which will be not disturbed and will not be used for any development purpose. It will kept as undisturbed for public use. Therefore, no separate NOC / permission are required from the concerned authorities.
7. That, distance from Asola Bhatti Wild Sanctuary is 6.3 km in the east direction and the distance of Eco-Sensitive Zone (ESZ) from the boundary of the project site is 6.3 km. Hence no permission is required.

EMP & Wildlife Activity Plan

DURING CONSTRUCTION PHASE		
COMPONENT	**CAPITAL COST (INR LAKH)**	**RECURRING COST (INR LAKH/YR)**
Labor Sanitation & Wastewater Management	25	6.25
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	26	6.25
Storm Water Management (temporary drains and sedimentation basin)	25	6.25
Solid Waste Management	10	2.4

TOTAL	**86**	**21.15**

During Operation Phase		
COMPONENT	**CAPITAL COST (INR LAKH)**	**RECURRING COST (INR LAKH/YR)**
Sewage Treatment Plant	185	46.25
Rain Water Harvesting System	155	38.75
Solid Waste Management	120	30
Environmental Monitoring	0	9
Green Area/ Landscape Area	85	21.25
Others (Energy saving System, miscellaneous)	190	47.5
Sub-Total	**735**	**192.75**
Socio-Economic		
Government High School at Village Tigra/ Ullahawas/ Wazirabad / or in any nearby village • Complete makeover • Construction of toilets • Installation of Solar Panels • Painting of School Building • Replacement of doors and windows • Energy efficient lighting • Smart Classroom equipment	1117	--
Fund Allocated for Wild Life Conservation		
Plantation of tress	1.5	0.38
Digging of Ponds	1.0	0.25
Construction of feeding Platforms and enclosure	1.0	0.25
Awareness Generation	1.0	0.25
Putting artificial nests on trees	0.50	0.12
Total	**1857**	**194**

TOTAL EMP BUDGET		
COMPONENT	**CAPITAL COST (INR LAKH)**	**RECURRING COST(INR LAKH/YR)**
During Construction Phase	**86**	**21.15**
During Operation Phase	**1857**	**194**
TOTAL	**1,943**	**215.15**

A detailed discussion was held on the documents submitted regarding Building Plan, Plantation, CCR, ATR, Tree Species, Green Area, CTO, Public Hearing, Data Baseline Monitoring Reports, ZLD, Sewerage, Treated Water, Water, Power, Solar Power, Fire SOP as well as the submissions made by the PP and the documents submitted.

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

1. **M/s Pioneer Urban Land & Infrastructure Pvt. Ltd.**

as per

a) **Licence No.240 of 2007 vide Endst. No.DS-2007/25734 dated 25.10.2007 (valid upto 24.10.2024)**
b) **Licence No.239 of 2007 vide Endst. No.DS-2007/26722-26733 dated 25.10.2007 (valid upto 24.10.2024)**
c) **Licence No.241 of 2007 vide Endst. No.DS-2007/25746 dated 25.10.2007 (valid upto 24.10.2024)**
d) **Licence No.199 of 2008 vide Endst. No.5 DP-III-2008/11916 dated 08.12.2008 (valid upto 07.12.2025)**

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

A. Specific conditions:-

1) **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
2) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4) The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is

available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used

10) The PP shall install electric charging points for charging of electric vehicles.
11) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
14) The PP shall not carry any construction below the HT Line passing through the project, if any.
15) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16) Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
17) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
18) 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.
19) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
20) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
21) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
22) The PP may provide electric charging stations to facilitate electric vehicle commuters.
23) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
25) 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.
26) 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.
27) **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
28) As proposed **29,717.334 (@30% of plot area)** shall be provided for green area development**.**
29) The PP shall provide **12% of plot area (11889.76 sqm**) as block plantation and **8177.61 sqm (8.25% of Plot Area)** as avenue green.
30) **25 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
31) The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.

32) 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. Environmental Conditions

1.1 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.

2. Statutory compliance

S. No	Environmental Conditions
2.1	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.
2.2	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.
2.3	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.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	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.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	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.
2.8	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.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

S. No	Environmental Conditions
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air quality monitoring and preservation

S. No	Environmental Conditions
3.1	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.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	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.
3.4	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.
3.5	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.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	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.
3.10	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.
3.11	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

S. No	Environmental Conditions
	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.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality monitoring and preservation

S. No	Environmental Conditions
4.1	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.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	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.
4.5	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.
4.6	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.
4.7	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.
4.8	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.
4.9	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.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

S. No	Environmental Conditions
4.11	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.
4.12	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.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	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.
4.16	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.
4.17	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.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	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.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	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.

5. Noise monitoring and prevention

S. No	Environmental Conditions

S. No	Environmental Conditions
5.1	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.
5.2	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.
5.3	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.

6. Energy Conservation measures

S. No	Environmental Conditions
6.1	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.
6.2	Outdoor and common area lighting shall be LED.
6.3	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.
6.4	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.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	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.

S. No	Environmental Conditions
	generated from project shall be obtained.
7.2	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.
7.3	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.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	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.
7.8	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.
7.9	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.
7.10	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.

8. Green Cover

S. No	Environmental Conditions
8.1	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).
8.2	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

S. No	Environmental Conditions
	canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
8.3	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.
8.4	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.

9. Transport

S. No	Environmental Conditions
9.1	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.
9.2	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.

10. Human health issues

S. No	Environmental Conditions
10.1	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.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	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.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	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.
11.2	ii. 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.
11.3	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.
11.4	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.
11.5	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.
11.6	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.
11.7	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
11.8	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.
11.9	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.
11.10	The project authorities must strictly adhere to the stipulations made by the State

S. No	Environmental Conditions
	Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP reportand also that during their presentation to the Expert Appraisal Committee.
11.12	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).
11.13	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.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	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.
11.17	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.
11.18	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.

299.04 Environment Clearance for Proposed Residential Group Housing Colony in the revenue estate of Village Saunda, Sector - 25, District Ambala, Haryana by M/s Imperial Developers

Project Proponent : Sh. Mukesh Kapila
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/481944/2024 dated 17.06.2024 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.049627 dated 11.06.2024.

This case was again taken up in 297th meeting of SEAC, Haryana held on 29.07.2024. However, PP requested vide letter dated 25.07.2024 to raise additional document sought (ADS)

against the proposal and case may be deferred. The committee acceded with the request of PP and deferred their case.

Further an ADS was raised on PARIVESH on 05.08.2024 which was replied by PP on 09.08.2024 and submitted the revised application.

Table 1: Basic Detail

Name of the Project: Proposed Residential Group Housing Colony in the revenue estate of Village Saunda, Sector 25, District Ambala, Haryana being developed by M/s Imperial Developers and others.		
Sr. No.	**Particulars**	**Details**
1.	Online Proposal Number	SIA/HR/INFRA2/481944/2024
2.	Category of project	8 (a) "Building & Construction Projects"
3.	Latitude	30°20'51.63"N
4.	Longitude	76°46'39.30"E
5.	Plot Area	43,575.080 m2/10.768 acres.
6.	Proposed Ground Coverage	9,110.888 m2
7.	Proposed FAR	81,479.308 m^2
8.	Non FAR Area	43,033.798 m^2
9.	Total Built Up area	1,24,513.106 m^2
10.	Total Green Area with %	8,715.016 m^2 (20% of plot area)
11.	Rain Water Collection tank	1 nos. (200 KL)
12.	STP Capacity	650 KLD
13.	Total Parking	788 ECS
14.	Organic Waste Converter	2×500 Kg/day
15.	Maximum Height of the Building (m)	45.00 till terrace
16.	Power Requirement	3,829 KW
17.	Power Backup	1×1,000 KVA & 2×500 KVA
18.	Population	4,935
19.	Total Water Requirement	592 KLD
20.	Fresh Water Requirement	359 KLD
21.	Treated/Recycled Water	232 KLD
22.	Total Waste Water Generated	512 KLD
23.	Total Solid Waste Generated	2210 Kg/day
24.	Biodegradable Waste	884 Kg/day
25.	Non-Biodegradable Waste	1326 Kg/day
26.	Basement	1 nos.
27.	Main Dwelling Units	492 Nos.
28.	EWS Units	87 Nos.
29.	Total no. of towers	9 Nos. Blocks.-Main Residential, 1 Block-EWS, 1 Block-Club/community, 1 Block- Commercial, 1 Block- School
30.	Stories	Main Residential: B+14F, EWS block:B+5F, School: G+3F, Commercial:1F,

				Club/community center:G+1,
31.	R+U Value of Material used (Glass)			U Value: 5.5 w/sqm.k SHGC: 0.9
32.	Total Cost of the project:	i) Land Cost		320.56 Cr.
		ii) Construction Cost		
33.	CER			NA
34.	EMP Budget			Total EMP Budget: 760 Lakhs 1. Capital Cost: 395 Lakhs 2. Recurring Cost: 365 Lakhs
35.	Incremental Load in respect of:		i) PM 2.5	0.01542 µg/m3
			ii) PM 10	0.02467 µg/m3
			iii) SO_2	0.06168 µg/m3
			iv) NO_2	0.08231µg/m3
			v) CO	0.000011 mg/m3
36.	Construction Phase:	i) Power Back-up		Temporary electrical connection of 49 KW & 01 DG of 125 KVA
		ii) Water Requirement & Source		Fresh water – 15 KLD for drinking & sanitation. Treated Water 20 KLD for construction Source: Fresh water – HSVP Construction Water – HSVP
		iii) STP (Modular)		1 Nos. of 5 KLD
		iv) Anti-Smog Gun		01 Nos. of Anti-smog gun

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 mentioning therein as under:

- That we will propose the 2 nos. of Organic waste converters of capacity 1,000 Kg/day (2×500 Kg/day) instead of 1 nos. of 1000 kg/day within the project site.
- That we will propose rain water collection tank which having capacity of 200 KL within the project site.
- That there is no litigation pending against project.
- That we have already applied permission to shift the HT line to UHBVNL on dated: 30.07.2024. We will not carry any construction activity under the HT line passing through our project site.
- That we will increase the solar panel capacity from 50 KWp to 60 KWp.
- That there is no wildlife Sanctuary and National Park within the 10 Km radius of project.

Table 2 – EMP Detail

During Construction Phase			During Operation Phase		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost (In Lakhs for**

		Year)			10 Year)
Sanitation and Wastewater Management (Modular STP)	5.00	10.00	Waste Water Management (Sewage Treatment Plant)	120.00	90.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	30.00	50.00
Green Belt Development	10.00	5.00	Green Belt Development	80.00	70.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	20.00
Rainwater collection system (1 tank)	10.00	5.00	Rainwater collection system	10.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	40.00	10.00	DG Sets including stack height and acoustics	50.00	70.00
			Energy Saving (Solar Panel system)	40.00	10.00
Total	**65.00**	**45.00**	**Total**	**330.00**	**320.00**

A detailed discussion was held on the documents submitted regarding Organic Waste, Rain Water Collection Tank, Litigation, HT line, Solar Panel, Wildlife Sanctuary as well as submissions made by PP.

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

1. **M/s Imperial Developers**
2. **Sh.Vishal Garg S/o Shri Tarsem Kumar.**
   in collaboration with Imperial Developers
   (as per License no.47 of 2024 (valid upto 12.03.2029) vide Endst No.LC-5250/JE(SB)/2024/9392 dated 13.03.2024 endorsed on 14.03.2024 and Licence No.103 of 2024 (valid upto 31.07.2029 issued by DTCP vide Endst No.LC-5250-B/JE(SB)/2024/24267 dated 01.08.2024)

The **Environmental Clearance** is recommended to be grantedto the projectwith following specific and general stipulations:

A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. 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 SO_2 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 tanks.**
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 **8,715.016 m^2 (20% of plot area)** PP shall provide green area development.
33. **01 Rain Water Collection Tank** 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 panel capacity from **50 KWp to 60 KWp.**
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.

B. Standard Conditions:

1. Environmental Conditions

S. No	Environmental Conditions
1.1	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.

2. Statutory compliance

S. No	Environmental Conditions
2.1	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.
2.2	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.
2.3	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.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	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.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	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.
2.8	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.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy

S. No	Environmental Conditions
	Efficiency, Ministry of Power strictly.

3. Air quality monitoring and preservation

S. No	Environmental Conditions
3.1	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.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	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.
3.4	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.
3.5	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.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	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.
3.10	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.
3.11	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

S. No	Environmental Conditions
	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.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality monitoring and preservation

S. No	Environmental Conditions
4.1	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.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	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.
4.5	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.
4.6	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.
4.7	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.
4.8	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.
4.9	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.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete,

S. No	Environmental Conditions
	curing agents and other best practices referred.
4.11	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.
4.12	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.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	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.
4.16	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.
4.17	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.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	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.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	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.

5. Noise monitoring and prevention

S. No	Environmental Conditions
5.1	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.
5.2	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.
5.3	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.

6. Energy Conservation measures

S. No	Environmental Conditions
6.1	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.
6.2	Outdoor and common area lighting shall be LED.
6.3	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.
6.4	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.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	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.
7.2	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.
7.3	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.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	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.
7.8	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.
7.9	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.
7.10	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.

8. Green Cover

S. No	Environmental Conditions
8.1	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

S. No	Environmental Conditions
	Forest Department. Plantations to be ensured species (cut) to species (planted).
8.2	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.
8.3	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.
8.4	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.

9. Transport

S. No	Environmental Conditions
9.1	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.
9.2	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.

10. Human health issues

S. No	Environmental Conditions
10.1	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.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	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,

S. No	Environmental Conditions
	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.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	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.
11.2	ii. 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.
11.3	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.
11.4	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.
11.5	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.
11.6	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.
11.7	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

S. No	Environmental Conditions
11.8	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.
11.9	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.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP reportand also that during their presentation to the Expert Appraisal Committee.
11.12	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).
11.13	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.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	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.
11.17	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.
11.18	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.

299.05 EC for Non Agro Warehouse Project other than Agriculture Produces over an area 115110.12 sqm in the revenue estate of Village Silani, Tehsil Sohna, District Gurugram (Haryana) by M/s Values Spaces Realtors (Sohna) Private Limited

Project Proponent : Sh. Kulvinder Arya
Consultant : OCEAO-Enviro Management Solutions (India) Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/491307/2024 dated 12.08.2024 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.080125 dated 05.08.2024.

Table 1 – Basic Detail

Name of the Project: Non-Agro Warehouse Project located in the revenue estate of Village: Silani, Tehsil: Sohna & District: Gurugram by M/s Values Spaces Realtors (Sohna) Private Limited.		
Online Proposal No. SIA/HR/INFRA2/491307/2024		
Sr. No.	**Particulars**	**Details**
1.	Latitude	28^0 13′ 20.969″ N to 28^0 12′ 57.841″ N
2.	Longitude	77^0 10′ 08.677″ E to 77^0 10′ 03.767″ E
3.	Total Plot Area	121961.64 sqm
4.	Net Plot Area as per CLU	115110.12 sqm
5.	Built Up area	66398.23 sqm
6.	Permissible Ground Coverage	69066.084 sqm (60%)
7.	Proposed Ground Coverage	66028.22 sqm (57.36%)
8.	Permissible FAR	86332.605 sqm (75%)
9.	Proposed FAR	66370.22 sqm (57.65%)
10.	Non-FAR	28.01 sqm
11.	Total Builtup Area	66398.23 sqm
12.	Green Area	23325.026 sqm (20.26%)
13.	Rainwater Harvesting Pits	29 Nos (87.50 cum each for recharge)
14.	STP Capacity	75 KLD
15.	Parking Required	**17266.521 sqm (15%)**
16.	Parking Provided	20984.868 sqm (18.23%)
17.	Organic Waste Converter	--
18.	Maximum Height of the Building (m)	15.0 m
19.	Power Requirement	898 KW
20.	Source	DHBVN, Sohna division
21.	Power Backup	1000 KVA (1 x 1000)
22.	Total Water Requirement	115 KLD
23.	Fresh Water Requirement	45 KLD
24.	Recycled/Treated Water Requirement	70 KLD
25.	Waste Water Generated	60 KLD
26.	Solid Waste Generated	588 kg/day
27.	Biodegradable Waste	352.80 kg/day
28.	Number of Towers	03 Block for storage
29.	R+U Value of Material used (Glass)	U = 3.5 W/sqm k, R = 0.91

30.	Total Cost of the project:		120.75 Cr
31.	EMP Cost		296 Lacs
32.	Incremental Load in respect of:	PM 2.5	0.08 µg/m3
		PM 10	0.81 µg/m3
		SO_x	2.90 µg/m3
		NO_x	9.23 µg/m3
		CO	0.29 mg/m3

The case was taken up in 299th meeting held on 30.08.2024. PP and consultant appeared before the committee and presented their case:

- M/s Values Spaces Realtors (Sohna) Private Limited have proposed the setting up of the warehouse (Non Agro) project located at Khasra Nos. 58//5min, 38//24, 25/2, 46//4, 5, 6, 7, 21// 21/1, 21/2, 38//7, 14, 17, 46//14/2, 15, 16, 17, 24 min, 25, 58//4min, 38//6, 15, 16, 25/1, 39//1, 9, 10, 11, 12, 18, 19, 20, 21min falling in the revenue estate of Village: Silani, Tehsil: Sohna & District: Gurugram (Haryana).
- CLU has been obtained vide Memo No. CLU/GN-3242A/CTP/29905/2023 dated 11.09.2023 from Directorate of Town & Country Planning Haryana for setting up a warehouse (Non-Agro) over an area measuring 115110.12 Sqm.
- Zoning plan has been obtained vide DRG. No. DTCP – 9624 dated 19.09.2023 from Directorate of Town & Country Planning, Haryana.
- We have applied for the grant of environmental clearance to SEIAA, Haryana vide Proposal No. SIA/HR/INFRA2/491307/2024 dated 12.08.2024. The total built-up area proposed at the project site is **66398.23 sqm**.

The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 06.09.2024 stating therein as under:

1. That we have obtained change of land use permission from Directorate of Town & Country planning, Haryana vide Memo No. CLU/GN-3242A/CTP/29905/2023 dated 11.09.2023 for setting up of Non Agro based warehouse in the revenue estate of Village Silani, Tehsil Sohna & District: Gurugram. ***(Annexure-1)***
2. That we have obtained Zoning plan has been obtained vide DRG. No. DTCP–9624 dated 19.09.2023 from Directorate of Town & Country Planning, Haryana. ***(Annexure-2)***
3. That we have obtained approval of building plans from DTCP, Haryana vide Memo No. GN-3242/JD(RA)/2024/4097 dated 05.06.2024. ***(Annexure-3)***
4. That we will not do any construction activity under the 400 KV HT line passing through the project site.
5. That we have obtained assurance certificate of power supply of 898 KW to the warehouse project from the office of SE (OP) Circle-II, DHBVN, Gurugram vide Memo No. CH-47/DGR/26B dated 30.08.2024. ***(Annexure-4)***
6. That we have obtained clarification letter from the concerned Divisional Forest Officer (DFO, Gurugram) vide Reference No. RDR-UCE-JRWN dated 18.05.2023 on the applicability of forest laws on the non-forest land. ***(Annexure-5)***
7. That the land of our project does not falls under the Aravalli Notification, 1992.
8. That we have obtained structural stability certificate from the Structural Engineer empanelled with DTCP, Haryana. ***(Annexure-6)***

9. That we will obtain ground water abstraction permission from Haryana Water Resource Authority before the commencement of operational phase at the project site.
10. That the height clearance for the Airport Authority of India is not applicable on our warehouse project as the building height is below 15 m and our land is not falling in the CCZM map of AAI for obtaining height clearance NOC.
11. That we will achieve Zero Liquid Discharge (ZLD) in the operational phase at the project site in summer and winter season. That no wastewater or excess treated water will be discharged outside the project premises.
12. That we will install 29 Nos of RWH pits each having capacity 87.50 cum for ground water recharge.
13. That the total cost of project is 120.75 Cr certified by Chartered Accountant.
14. That we will install solar system of 60 KW at the project site in operational phase.
15. That we are hereby submitting the revised list of trees species along with their number to be planted at the project site. i.e. Neem (750 Nos), Bargard (100 Nos), Peepal (100 Nos), Guava (150 Nos), Jamun (200 Nos), Imli (100 Nos), Gum Karaya (100 Nos).
16. That greenbelt plan showing 23325.026 sqm (20.26%) green area of the total project site. We will develop 12% block plantation with 3 m gap between the trees in the green area proposed.
17. That there is no wildlife sanctuary falling within 10 km from the project site.
18. That we have obtained the ground water quality from NABL laboratory of the project site. ***(Annexure-7)***
19. That the soil proportionate of the project site is Sand (62.5%), Silt (10.6%) and Clay (26.9%)
20. That there is no litigation pending on our project.

Table 2 – EMP Budget

Description	**During Construction Phase**		**During Operation Phase**		
Capital Cost (Lakhs)		**Recurring Cost (Lakhs/Year**	**Capital Cost (Lakhs)**		**Recurring Cost (Lakhs/Year**
Anti Smog Gun and Water for Dust suppression	15.00	1.00	Waste Water Management (Sewage Treatment Plant)	80.00	8.00
Wastewater Management	5.00	1.00	Solid Waste Management	5.00	1.00
Air, Noise, Soil, Water Monitoring	0.00	1.00	Green Belt Development	25.0	3.00
PPE for workers & Health Care	2.00	0.5	Monitoring for Air, Water, Noise.	0.00	1.00
Green Belt Development	5.00	0.5	RWH pits	58.00	4.50
Material Covering	5.00	0.5	Provision of First aid room	5.00	0.50
Provision of rainwater sump	2.0	0.5	Provision of Solar system	40.00	1.50
Energy Efficient Lighting	4.0	0.5	Provision of DG Stack Height	10.00	0.50
Total	**Rs 38.00**	**Rs. 5.50**		**Rs. 223.0**	**Rs. 20.0**

Total Cost of the Project is 120.75 Cr.
Total EMP Cost Proposed is 2.61 Cr

In addition to the above EMP Cost, 02 Activities have been added in the SEAC, Meeting.

1. Adoption of Pond in Village Silani (Pond ID-01HRGGMSHN0207SILA005) – 25.0 Lac
2. Provision of Smart Classroom in the Higher Secondary School, Silani – 10.0 Lac

Therefore, Total EMP Budget Proposed = 261.0 + 35.0 = 296 Lacs i.e. 2.96 Cr. (**2.45%**)

A detailed discussion was held on the documents submitted regarding CLU, zoning plan, building plan, HT line, power, Forest NoC, Aravali NoC, Structural Stability Certificate, water, AAI NoC, ZLD, RWH, project cost, solar power, trees species, greenbelt plan, wildlife sanctuary, water quality report, soil report as well as the submissions made by the PP and the documents submitted.

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

1. **M/s Values Spaces Realtors (Sohna) Pvt. Ltd. (as per CLU issued by DTCP, Haryana vide Endst. No.CLU/GN-3242A/CTP/29905/2023 dated 11.09.2023).**

The **Environmental Clearance** is recommended to be granted to the project with 0following specific and general stipulations:

A: Specific Conditions:

1. The PP shall take the necessary approval from PESO, if applicable
2. The PP shall follow the compliance of Public Liability Insurance Act, 1991
3. The PP shall carry the isolated storage of each chemical to be stored with the existing precautions as per the MSHIC Rules, 1989 and abide by all conditions of MSDS.
4. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
5. The PP shall ensure that total 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.
6. The PP and consultant agree to display the First Aid measure, Fire Fighting Measure, Accidental Release measure, Exposure and control (Personal Measure) at the site.
7. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
8. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e.Ultra Filtration. The Treated effluent from STP shall be recycled/ reused for flushing. DG cooling, Gardening and HVAC.

9. The PP shall comply with provisions of Occupational Safety health and working conditions Code 2019.
10. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of fecal coli forms and other pathogenic bacteria.
11. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
12. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
13. The PP shall implement the EMP and assess that the implemented EMP is adequate and periodic environmental audits shall be conducted and maintained the records of audit. These audits shall be followed by Corrective action plan to correct the various measures identified during the audits (CAP).
14. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
15. The PP shall provide the Anti-smog gun mounted on vehicle in the project for suppression of dust during construction phase and shall use the treated water, if feasible.
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 SO_2 load by 30% if HSD is used.
17. The PP shall not carry any construction below the HT Line passing through the project, if any.
18. The PP shall not carry any construction above or below the Revenue Rasta, if any.
19. The PP shall obtain the permission regarding withdrawal of ground water from CGWA/State water Authority, Haryana before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
20. The PP shall not allow parking of the vehicles on the roads or revenue Rasta outside the project area.
21. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority
22. The PP shall develop the onsite and offsite emergency plan in consultation with the regulatory authority.
23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.

24. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
25. The PP may provide electric charging stations to facilitate electric vehicle commuters.
26. The PP shall not allow establishment of any category A or B type industry in the project area.
27. The PP shall carry out the quarterly awareness programs for the staff.
28. Any change in stipulations of EC will lead to Environment Clearance void-ab-initioand PP will have to seek fresh Environment Clearance.
29. The PP shall comply with provisions of Manufacturing storage and import of Hazardous chemical rules
30. 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.
31. 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.
32. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
33. The minimum growth of trees should be 03 meters with sufficient canopy.
34. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
35. 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).
36. 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.
37. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
38. Water intensive and/or invasive species shall not be used for landscaping.
39. As proposed **23325.026 sqm (20.26%)** PP shall provide green area development.
40. PP shall develop 12% block plantation with 3 m gap between the trees in the green area proposed.
41. **29 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
42. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
43. The PP shall install **solar system of 60 KW** at the project site in operational phase.
44. The PP shall adopt a pond in Village Silani (Pond ID-01-HR-GGM-SHN-0207-SILA-005) for its rejuvenation.
45. **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)**
46. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
47. 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. Environmental Conditions

1.1 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.

2. Statutory compliance

S. No	Environmental Conditions
2.1	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.
2.2	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.
2.3	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.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	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.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	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.
2.8	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.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air quality monitoring and preservation

S. No	Environmental Conditions
3.1	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.

S. No	Environmental Conditions
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	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.
3.4	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.
3.5	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.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	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.
3.10	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.
3.11	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.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality monitoring and preservation

S. No	Environmental Conditions
4.1	The natural drain system should be maintained for ensuring unrestricted flow of

S. No	Environmental Conditions
	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.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	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.
4.5	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.
4.6	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.
4.7	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.
4.8	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.
4.9	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.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	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.
4.12	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

S. No	Environmental Conditions
	and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	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.
4.16	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.
4.17	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.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	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.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	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.

5. Noise monitoring and prevention

S. No	Environmental Conditions
5.1	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.
5.2	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

S. No	Environmental Conditions
	compliance report.
5.3	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.

6. Energy Conservation measures

S. No	Environmental Conditions
6.1	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.
6.2	Outdoor and common area lighting shall be LED.
6.3	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.
6.4	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.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	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.
7.2	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.
7.3	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

S. No	Environmental Conditions
	and inert materials.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	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.
7.8	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.
7.9	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.
7.10	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.

8. Green Cover

S. No	Environmental Conditions
8.1	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).
8.2	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.
8.3	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.

S. No	Environmental Conditions
8.4	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.

9. Transport

S. No	Environmental Conditions
9.1	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.
9.2	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.

10. Human health issues

S. No	Environmental Conditions
10.1	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.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	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.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	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.

S. No	Environmental Conditions
11.2	ii. 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.
11.3	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.
11.4	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.
11.5	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.
11.6	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.
11.7	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
11.8	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.
11.9	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.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP reportand also that during their presentation to the Expert Appraisal Committee.

S. No	Environmental Conditions
11.12	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).
11.13	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.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	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.
11.17	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.
11.18	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.

299.06 EC for Group Housing Project at Sector-111 Gurugram Manesar Urban Complex by M/s K.N.S Infracon Pvt. Ltd. and Others

Project Proponent : Not Present
Consultant : Not Present

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/492068/2024 dated 12.08.2024 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.000831 dated 06.08.2024.

The case was taken up in 299th meeting held on 30.08.2024. However, PP submitted a letter dated 27.08.2024 stating that their application for obtaining Certified Compliance Report of earlier Environment Clearance is still under process with regional office MoEF&CC. Therefore, PP has requested to defer the case till they obtain certified compliance of earlier EC. The committee acceded with the request of PP and deferred their case.

299.07 EC for Proposed project is Expansion cum Modification of commercial complex project at Village: Pawal Khusurpur, Sec-109, Gurugram Manesar Urban Complex, Haryana by M/s Ishv Realtors Private Limited

Project Proponent : Not Present
Consultant : Not Present

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/488527/2024 dated 18.07.2024 for obtaining under **Environmental Clearance for Expansion-cum-Modification** Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.515395 dated 15.07.2024.

The case was taken up in 299th meeting held on 30.08.2024.However, PP sent an email dated 30.08.2024 stating that their application for obtaining certified compliance of earlier Environment Clearance is still under process with regional office MoEF&CC. Therefore, PP has requested to defer the case till they obtain certified compliance of earlier EC. The committee acceded with the request of PP and deferred their case.

299.08 EC for proposed Revision and Expansion of Warehouse/Industrial & Logistics Park Project located at Revenue Estate of Village Luhari, Tehsil & District Jhajjar, Haryana by M/s LI Industrial Parks Private Limited

Project Proponent : Sh. Sunil Yadav
Consultant : M/s Paramarsh Servicing Environment and Development

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/491767/2024 dated 10.08.2024 for obtaining **Environment Clearance for Revision and Expansion** 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. 000966 dated 03.08.2024.

The case was taken up in 299th meeting held on 30.08.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations:

1. The PP shall submit the CCR alongwith ATR
2. The PP shall submit detail of all assurances
3. The PP shall submit ground water quality report
4. The PP shall submit soil proportionate rate of the project site
5. The PP shall submit Comparative Chart of earlier EC and proposed
6. The PP shall submit construction Status
7. The PP shall submit Structure Stability
8. The PP shall submit power assurance
9. The PP shall submit detail of RW Tank (s)
10. The PP shall submit detail of construction of Pond
11. The PP shall submit detail about saline water at project site
12. The PP shall submit landscape plan with 12% Block Plantation and 8% Avenue Plantation of total green area proposed at site

13. The PP shall submit list of indigenous species with numbers, size, distance and area covered which are proposed to be planted at project site
14. The PP shall add Bargad in species in the list of species to be planted at project site
15. The PP shall submit approved copy of building plan, if any
16. The PP shall add budget for maintenance of a pond (shall pick from the website of Haryana Ponds & Waste Water Management Authority) situated nearby the project site in EMP Budget
17. The PP shall revise components of EMP by adding school as well as shall raise its Budget.
18. The PP shall submit affidavit raising Solar Power upto 4% of total power demand
19. The PP shall submit affidavit regarding any litigation, ZLD, CLU, HT Line, Revenue Rasta, distance from Wildlife Sanctuary/Bird Sanctuary etc.

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

299.09 EC for Revision & Expansion of Affordable Group Housing Colony Project located at Village- Hayatpur, Sector-93, District Gurugram, Haryana by M/s Signature Builders Pvt Ltd.

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

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/492946/2024 dated 17.08.2024 for obtaining **Environment Clearance for Revision & Expansion** 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.201702 dated 09.08.2024.

Table 1: Basic Detail

Name of the Project: Revision &Expansion of Affordable Group Housing Colony Project at Village- Hayatpur, Sector-93, District-Gurugram, Haryana by M/s Signature Builders Pvt. Ltd.				
Sr. No.	**Particulars**	**Existing**	**Expansion**	**Total Area (in m^2)**
	Online Project Proposal Number	SIA/HR/INFRA2/492946/2023		
1.	Latitude	28°24'48.62"N		
2.	Longitude	76°55'54.54"E		
3.	Plot Area	47,198.007	-1.669	47,196.388
5.	Proposed Ground Coverage (Residential + Commercial)	9911.755 (@22.85% of the Plot area)	272.13	10,183.886 (@21% of the Plot area)
6.	Proposed FAR (Residential + Commercial)	1,06,661.704	-123.483	1,06,538.221
7.	Non FAR Area	677.30	740.952	1,418.252
8.	Total Built Up area	107,339.00	617.473	1,07,956.473
9.	Total Green Area with Percentage	9,439.6014 (20% of the Plot area)	-0.3238	9,439.2776 (20% of the Plot area)
10.	Rain Water Harvesting Pits	12	--	12

11.	STP Capacity		800 KLD	--	800 KLD
12.	Total Parking		854 ECS	+6 ECS	860 ECS
13.	Organic Waste Converter		4	--	4
14.	Maximum Height of the Building (m)		44.85(G+14)	--	44.85(G+14)
15.	Power Requirement (kVA)		1,500	6028	7,528
16.	Power Backup		1,500 kVA	--	1500 kVA
17.	Total Water Requirement		811 KLD	-6 KLD	805 KLD
18.	Fresh Water Requirement		576 KLD	-5 KLD	571 KLD
19.	Waste Water Generated		668 KLD	-5 KLD	663 KLD
20.	Solid Waste Generated		4,773 kg/day	-35 kg/day	4,738 kg/day
21.	Biodegradable Waste		2,863.8 kg/day	-21 kg/day	2,842.8 kg/day
22.	Number of Towers		17	--	17
23.	Dwelling Units/ EWS		1,688 Nos.	-4 Nos.	1,684 Nos.
24.	Salable Units		--	--	--
25.	Basement		--	--	--
26.	R+U Value of Material used (Glass)		The project will involve limited use of clear & tinted glass having U-value less than 3.11w/m^2-°C.	--	The project will involve limited use of clear & tinted glass having U-value less than 3.11w/m^2-°C.
27.	Total Cost of the project:	i) Land Cost	INR 345 Crore	+50 Crore	INR 395 Crore
		ii) Construction Cost			
28.	EMP Budget **(per year)**	i) Capital Cost	Capital Cost : Rs. 376 lacs Recurring Cost : Rs. 46.5 lacs	--	Capital Cost : Rs. 376 lacs Recurring Cost : Rs. 46.5 lacs
		ii) Recurring Cost			
29.	Incremental Load in respect of: i) PM 2.5		--	--	0.018 µg/m^3
	vi) PM 10		--	--	0.027 µg/m^3
	vii) SO_2		--	--	0.004 µg/m^3
	viii) NO_2		--	--	1.289 µg/m^3
	ix) CO		--	--	0.493 µg/m^3
30.	Status of Construction		The construction status of site as on date is as follows: Earlier the project was proposed for seven residential towers (i.e., Tower A, B, C, D, E, F, G) + GF + Max. 14 Floors consisting of Residential Apartments (G+14), Commercial Area (G+2), Community Building (GF) and Anganwadi (GF). Then proponent developed the seven more towers i.e. Tower "H, I, J, K, L, M & N" + GF + Max. 14 floors consisting of Residential Apartments (G+14), Commercial Area (G+1), Community Building (GF) and Anganwadi (GF). Project undergoes expansion with increasing plot area from 20,234.250 to 40,468.500 and built area from 45,687.476 to 91,779.41 m2. EC letter has been obtained vide file no. SEIAA/HR/2019/385 dated 10.10.2019. Consent to Establish has been obtained for the existing part of the project from SPCB, Haryana vide file no. 329962319GUSOCTE7033997 dated		

		03.12.2019. Occupation Certificate has been obtained vide memo no. ZP-1110-II/PA(DK)/2023/43908 dated 29.12.2023.

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 03.09.2024 mentioning therein as under:

- That we M/s Signature Builders Pvt. Ltd., have planned for Revision & Expansion of Affordable Group Housing Colony Project located in Village Hayatpur, Sector-93, District-Gurugram, Haryana and having its Corporate office at 1309, 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi- 110001 (hereinafter referred to as "Company").
- That, earlier the project was proposed for seven residential towers (i.e., Tower A, B, C, D, E, F, G) + GF + Max. 14 Floors consisting of Residential Apartments (G+14), Commercial Area (G+2), Community Building (GF) and Anganwadi (GF) having plot area of 20,234.250 sqm. and built-up area 45,687.476 sqm. EC letter has been obtained vide file no. SEIAA/HR/2016/859 dated 29.09.2016. Then, proponent developed the seven more towers i.e. Tower "H, I, J, K, L, M & N" + GF + Max. 14 floors consisting of Residential Apartments (G+14), Commercial Area (G+1), Community Building (GF) and Anganwadi (GF). Project undergoes expansion with increasing plot area from 20,234.250 to 40,468.500 sqm. and built-up area from 45,687.476 to 91,779.41 m2. EC letter has been obtained vide file no. SEIAA/HR/2019/385 dated 10.10.2019. Consent to Establish has been obtained for the existing part of the project from SPCB, Haryana vide file no. 329962319GUSOCTE7033997 dated 03.12.2019. Occupation Certificate has been obtained vide memo no. ZP-1110-II/PA(DK)/2023/43908 dated 29.12.2023. After that PP developed three more towers i.e., Tower O, P and Q and therefore the plot area increased to 47,198.007 & built-up area will increase to 1,07,339.00 sqm. EC letter has been obtained vide file no. 21-67/2024-IA.III dated 07.05.2024.
- Earlier PP has proposed expansion in affordable group housing colony for which certified compliance report was needed to apply for EC. Accordingly, Certified compliance report was obtained from MoEF&CC Regional office, Chandigarh. EC was obtained for the proposed expansion from MoEF&CC, New Delhi vide File No. 21-67/2024-IA.III dated 07.05.2024. Now there is some revision and expansion in Tower O, P and Q and therefore the plot area will reduced to 47,196.388 sqm & built-up area will increase to 1,07,956.473 sqm. Since, we are applying of EC for revision & expansion within 6 months of earlier granted EC hence as per MoEF&CC's OM dated 08.06.2022, self certified six monthly compliance report for the latest EC is sufficient if PP applies for expansion within a period of six months from the grant of previous EC.
- That, we have already installed 40 kW of solar panels and plan to install an additional 40 kW solar panel.

PP also submitted COMPARISION OF ALL PARAMETERS which is as follows:

Sr. No.	Particulars	Area (m^2) (EC Accorded)	Area (m^2) (Revision & Expansion)	Total Area (m^2) (After Revision & Expansion)
1.	Plot Area	47,198.007	-1.669	47,196.388
2.	Total Residential Plot Area	45310.087	-1.887	45,308.200

3.	Total Commercial Plot Area	1887.920	0.268	1,888.188
4.	Total Proposed Ground Coverage	9911.755 (@22.85% of the Plot area)	272.13	10,183.886 (@21% of the Plot area)
5.	Total Proposed FAR	1,06,661.704	-123.483	1,06,538.221
6.	Proposed FAR for Residential	1,03,302.876 (@227.99% of the Residential Plot area)	-125.63	1,03,177.246 (227.72% of the Residential Plot area)
7.	Proposed FAR for commercial	3358.828 (@177.91% of the Commercial Plot area)	2.147	3,360.975 (178.00% of Commercial area)
8.	Non-FAR Area	677.30	740.952	1,418.252
9.	Built Up area	**107,339.00**	**617.473**	**1,07,956.473**
10.	Total Green Area	9,439.6014 (20% of the Plot area)	-0.3238	9,439.2776 (20% of the Plot area)
11.	Rain Water Harvesting Pits	12	--	14
12.	STP Capacity	800 KLD	--	800 KLD
13.	Total Parking	854 ECS	+6 ECS	860 ECS
14.	Organic Waste Converter	1	--	1
15.	Maximum Height of the Building (m)	44.85	--	44.85
16.	Power Requirement (kVA)	1,500	6028	7,528
17.	Power Backup	1,500 kVA	--	1500 kVA
18.	Total Water Requirement	811 KLD	-6 KLD	805 KLD
19.	Fresh Water Requirement	576 KLD	-5 KLD	571 KLD
20.	Waste Water Generated	668 KLD	-5 KLD	663 KLD
21.	Solid Waste Generated	4,773 kg/day	-35 kg/day	4,738 kg/day
22.	Biodegradable Waste	2,864 kg/day	-21 kg/day	2843 kg/day
23.	Number of Towers	17	--	17
24.	Dwelling Units/ EWS	1,688 Nos.	-4 Nos.	1,684 Nos.

Table 2 – EMP Detail

COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)	EXPENDTURE COST (INR LAKH/YR
Sewage Treatment Plant	112	10	104
Rain Water Harvesting System	25	2.5	14.21
Solid Waste Management	12	3	7
Environmental Monitoring	2	6	3
Green Area/ Landscape Area	115	15	65
Others (Energy saving System, miscellaneous)	55	10	40
Sub-Total	**321**	**46.5**	**233.21**
CER			
Plantation in nearby School	5	---	---
Drinking Water facilities in nearby schools	5	---	---
Arrangement of Medical Camp	5	---	---
Renovation work of School Near by Village	10	---	---

Distribution of School Bags/Uniform/ and accessories	5	---	---
Road and Others Infra development in School/Village	10	---	---
Training/Promotion of Green Buildings technology /Environment Monitoring and Sustainability.	5	---	---
Wildlife Fund	10	---	---
Total	**376**	**46.5**	**233.21**

A detailed discussion was held on the documents submitted regarding towers, floors, previous EC, certified compliance report, solar panel as well as submissions made by PP.

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

1. **M/s Signature Builders Pvt. Ltd.**
   (as per License no.01 of 2016, 51 of 2019 and 162 of 2023 (validity of Licence No.162 of 2023 upto 10.08.2028) issued by DTCP vide Endst No.LC-3068/F/JE(SJ)/2023/26715 dated 11.08.2023 Endorsed on 14.08.2023)

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

A. Specific conditions:-

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

treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.

6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fightingequipments 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 SO_2 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 **9,439.2776 sqms (20% of the Plot area),** shall be provided for green area development.
32. The PP shall maintain an area of **5710.76 sqms (12.1% of proposed green area)** as block plantation.
33. **14 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 install solar panels of **80 kW** at project site.
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.

B. Standard Conditions:

1.Environmental Condition0s

S. No	Environmental Conditions
1.1	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.

2. Statutory compliance

S. No	Environmental Conditions
2.1	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.

S. No	Environmental Conditions
2.2	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.
2.3	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.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	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.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	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.
2.8	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.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air quality monitoring and preservation

S. No	Environmental Conditions
3.1	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.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	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.
3.4	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

S. No	Environmental Conditions
	may be decided with in consultation with State Pollution Control Board.
3.5	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.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	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.
3.10	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.
3.11	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.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality monitoring and preservation

S. No	Environmental Conditions
4.1	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.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the

S. No	Environmental Conditions
	project details.
4.4	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.
4.5	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.
4.6	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.
4.7	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.
4.8	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.
4.9	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.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	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.
4.12	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.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	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.

S. No	Environmental Conditions
4.16	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.
4.17	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.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	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.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	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.

5. Noise monitoring and prevention

S. No	Environmental Conditions
5.1	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.
5.2	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.
5.3	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.

6. Energy Conservation measures

S. No	Environmental Conditions
6.1	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.
6.2	Outdoor and common area lighting shall be LED.
6.3	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.
6.4	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.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	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.
7.2	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.
7.3	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.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

S. No	Environmental Conditions
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	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.
7.8	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.
7.9	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.
7.10	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.

8. Green Cover

S. No	Environmental Conditions
8.1	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).
8.2	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.
8.3	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.
8.4	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.

9. Transport

S. No	Environmental Conditions
9.1	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.
9.2	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.

10. Human health issues

S. No	Environmental Conditions
10.1	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.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	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.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	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.
11.2	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.

S. No	Environmental Conditions
11.3	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.
11.4	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.
11.5	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.
11.6	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.
11.7	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
11.8	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.
11.9	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.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP reportand also that during their presentation to the Expert Appraisal Committee.
11.12	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).
11.13	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.

S. No	Environmental Conditions
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	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.
11.17	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.
11.18	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.

299.10 EC for Setting up of Non Agro Warehouse-cum-Retail Facility falling in the revenue estate of Village Jhamuwas & Gudhi, District Nuh by M/s WOLP-II Warehouse II Private Limited

Project Proponent : Sh. Nikhil Kinha
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/492782/2024 dated 14.08.2024 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.012444 dated 13.08.2024.

Table 1 – Basic Detail

Name of the Project: Environment Clearance For Setting Up Of Non Agro Warehouse-cum-Retail Facility Falling In The Revenue Estate of Village Jhamuwas & Gudhi, District – Nuh by M/s WOLP II Warehouse II Private Limited		
Sr. No.	**Particulars**	
1.	Online Proposal Number	SIA/HR/INFRA2/492782/2024
2.	Latitude	28°14'28.31" N
3.	Longitude	76°56'15.42" E
4.	Plot Area	85,394.18 Sqm
5.	Proposed Ground Coverage	38789.37 sqm
6.	Proposed FAR	63494.53 sqm
7.	Non FAR Area (Services Area and Area covered by Canopy of Building)	3397.59 sqm
8.	Total Built Up area	66892.12 sqm

9.	Total Green Area with % (20 % of plot Area)		17078.84 sqm
10.	Rain Water Harvesting Pits		22 Nos.
11.	STP Capacity		350 KLD (STP will be installed in Modular manner. Phase 1- 85 KLD, Phase 2- 115, Phase 3- 150 KLD).
12.	Total Parking		14465.96 sqm (16.94% of total plot area) (Cars parking-53 Nos., Two Wheeler Parking- 319 Nos. and Truck Parking-98 Nos.)
13.	Maximum Height of the Building (m)		17.67 M
14.	Power Requirement		1000 KW
15.	Power Backup		750 KVA (750x1)
16.	Total Water Requirement		399 KLD
17.	Fresh Water Requirement		162 KLD
18.	Treated Water Requirement		237 KLD
19.	Waste Water Generated		263 KLD
20.	Solid Waste Generated		1968.33 kg/day
21.	Biodegradable Waste		1181.00 kg/day
22.	Organic Waste Converter		03 Nos. (2 nos. of 600 kg/day and 1 no. of 150 kg/day)
23.	No. of building block		03 nos.
24.	Max No of Floors		G+1 nos.
25.	Total Cost of the project:		134. 6 Cr.
26.	EMP Budget **(per year)**	i) Capital Cost	290.26 lacs
		ii) Recurring Cost	62.85 lacs
27.	Incremental Load in respect of:	i) PM 2.5	0.021 $\mu g/m^3$
		ii) PM 10	0.034 $\mu g/m^3$
		iii) SO_2	0.136 $\mu g/m^3$
		iv) NO_2	0.555 $\mu g/m^3$
		v) CO	0.000543 mg/m^3
28.	Status of Construction		
29.	Construction Phase:	i) Power Back-up	250 KVA
		ii) Water Requirement & Source	10 KLD, Water through Tanker
		iii) Anti-Smog Gun	4 Nos.

The case was taken up in 299th meeting held on 30.08.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 03.09.2024 stating therein as under:

- That, the plot area of the project is 85394.18 m^2 and total built-up area will be 66,892.12 m^2.
- CLU has been obtained from Directorate of Town and Country Planning; Haryana vide **Memo No.-CLU/MT-801A/CTP/17318/2024 dated 13.06.2024** for setting up of warehouse for storage of Non- Agro produce.
- That, Forest NOC, Aravali NOC, has been obtained from competent authorities. Copy of the same is attached as **Annexure 1.**

- That, the ground water quality near the project site has been conducted and has already been submitted.
- That, the revised landscape plan with along with list of proposed trees is attached as **Annexure 2.**
- That, we have increased solar from 30 kWP to 60 kWP. Revised EMP along with budget is attached as **Annexure 3.**
- That, No litigation is pending against the project.
- That, No HT line passes through the project site.
- That, there is no wild life sanctuary/ bird sanctuary with in the 10 KM of project site.
- That, For the access to the Project 0.0141 ha. Forest land will be diverted for which online application has been submitted vide proposal no. FP/HR/OTHERS/484661/2024 dated 28/06/2024.
- That, Ground water will be sourced during operation phase with prior permission from HWRA.
- That, Proposed project will be ZLD.
- That, STP will be installed in Modular manner (Phase 1- 85 KLD, Phase 2- 115, Phase 3-150 KLD). STP will be installed as per increment of sewer discharge of the premises.
- That, 3 nos of OWC will be installed. (2 nos. of 600 kg/day and 1 no. of 150 kg/day).

PP further submitted EMP details of the project:

Table 2 – EMP Budget

Environment Budget (Construction Phase)		
COMPONENT	**CAPITAL COST (Rs in Lacs)**	**RECURRING COST (Rs in Lacs)/Annum**
BARRICADING OF CONSTRUCTION SITE	30	6.60
ANTI - SMOG GUN WITH COMPLETE ASSEMBLY	20	2
Other DUST MITIGATION MEASURES	1.5	0.25
SITE SANITATION	5	1
MOBILE Toilet	3	1
WHEEL WASHING	1	0.5
WASTE MANAGEMENT	4.5	0.75
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCE REPORT OF EC CONDITIONS		2
TOTAL	**65**	**14.1**

ENVIRONMENT BUDGET (Operation Stage)		
COMPONENT	**CAPITAL COST (Rs in Lacs)**	**RECURRING COST (Rs in Lacs)/Annum**
SEWAGE TREATMENT PLANT (350 KLD)	70	18.90
RAIN WATER HARVESTING SYSTEM Rain Water Storage (22 no.)	77	11.55
SOLID WASTE STORAGE BINS & COMPOSTER	20.08	13.25
HORTICULTURE DEVELOPMENT (TREE PLANTATION & LANDSCAPING)	12.18	3.05
ROOF TOP SPV PLANT (60 Kwp)	36	0.00
SCHOOL ADOPTATION IN NIHALPUR	10	0.00

VILLAGE FOR INFRASTRUCTURE DEVELOPMENT AND SOLAR FACILITY		
ENVIRONMENT MONITORING & 6 MONTHLY COMPLIANCES OF ENVIRONMENT CLEARANCE CONDITIONS		2.00
TOTAL	**225.26**	**48.75**

A detailed discussion was held on the documents submitted regarding Plot Area, Builtup Area, CLU, ground water quality, Landscape Plan, Solar Power, Litigation, HT Line, Forest NOC, Aravali NOC, Water Assurance, Wild Life Sanctuary, ZLD, STP, OWC as well as the submissions made by the PP and the documents submitted.

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

1. Shri Janak Raj S/o Shri Kundanlal
2. Smt.Kishan Wati W/o Shri Janak Raj
3. Shri Pushpender Yadav S/o Shri Janak Raj
4. Shri Sube Singh S/o Sh.Kundanlal
5. Smt.Seema Devi W/o Sh.Sube Singh
6. Sh.Dheeraj Yadav S/o Shri Sube Singh
7. Sh.Amit Kumar S/o Shri Imrat
8. Smt.Pinki Yadav W/o Sh.Amit Kumar

(as per the CLU issued by DTCP vide Endst No.CLU/MT-801A/CTP/17318/2024 dated 13.06.2024)

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

A: Specific Conditions:

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC**
2. The PP shall take the necessary approval from PESO, if applicable
3. The PP shall follow the compliance of Public Liability Insurance Act, 1991
4. The PP shall carry the isolated storage of each chemical to be stored with the existing precautions as per the MSHIC Rules, 1989 and abide by all conditions of MSDS.
5. 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.
6. 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.

7. The PP and consultant agree to display the First Aid measure, Fire Fighting Measure, Accidental Release measure, Exposure and control (Personal Measure) at the site.
8. 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.
9. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e.Ultra Filtration. The Treated effluent from STP shall be recycled/ reused for flushing. DG cooling, Gardening and HVAC.
10. The PP shall comply with provisions of Occupational Safety health and working conditions Code 2019.
11. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of fecal coli forms and other pathogenic bacteria.
12. 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.
13. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
14. The PP shall implement the EMP and assess that the implemented EMP is adequate and periodic environmental audits shall be conducted and maintained the records of audit. These audits shall be followed by Corrective action plan to correct the various measures identified during the audits (CAP).
15. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
16. The PP shall provide the Anti-smog gun mounted on vehicle in the project for suppression of dust during construction phase and shall use the treated water, if feasible.
17. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used.
18. The PP shall not carry any construction below the HT Line passing through the project, if any.
19. The PP shall not carry any construction above or below the Revenue Rasta, if any.
20. The PP shall obtain the permission regarding withdrawal of ground water from CGWA/State water Authority, Haryana before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
21. The PP shall not allow parking of the vehicles on the roads or revenue Rasta outside the project area.

22. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority
23. The PP shall develop the onsite and offsite emergency plan in consultation with the regulatory authority.
24. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
25. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
26. The PP may provide electric charging stations to facilitate electric vehicle commuters.
27. The PP shall not allow establishment of any category A or B type industry in the project area.
28. The PP shall carry out the quarterly awareness programs for the staff.
29. Any change in stipulations of EC will lead to Environment Clearance void-ab-initioand PP will have to seek fresh Environment Clearance.
30. The PP shall comply with provisions of Manufacturing storage and import of Hazardous chemical rules
31. 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.
32. 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.
33. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
34. The minimum growth of trees should be 03 meters with sufficient canopy.
35. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
36. 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).
37. 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.
38. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
39. Water intensive and/or invasive species shall not be used for landscaping.
40. As proposed 17078.84 sqm **(20% of plot area**) PP shall provide green area development.
41. **22 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
42. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
43. The PP shall increase solar power from 30 kWP to 60 kWP.
44. **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)**
45. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
46. 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. Environmental Conditions

1.1 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.

2. Statutory compliance

S. No	Environmental Conditions
2.1	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.
2.2	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.
2.3	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.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	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.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	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.
2.8	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.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air quality monitoring and preservation

S. No	Environmental Conditions
3.1	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.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	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.
3.4	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.
3.5	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.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	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.
3.10	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.
3.11	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.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality monitoring and preservation

S. No	Environmental Conditions
4.1	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.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	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.
4.5	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.
4.6	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.
4.7	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.
4.8	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.
4.9	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.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	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.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of

S. No	Environmental Conditions
	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.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	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.
4.16	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.
4.17	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.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	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.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	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.

5. Noise monitoring and prevention

S. No	Environmental Conditions
5.1	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.

S. No	Environmental Conditions
5.2	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.
5.3	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.

6. Energy Conservation measures

S. No	Environmental Conditions
6.1	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.
6.2	Outdoor and common area lighting shall be LED.
6.3	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.
6.4	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.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	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.
7.2	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.

S. No	Environmental Conditions
7.3	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.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	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.
7.8	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.
7.9	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.
7.10	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.

8. Green Cover

S. No	Environmental Conditions
8.1	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).
8.2	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.
8.3	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

S. No	Environmental Conditions
	as per the details provided in the project document.
8.4	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.

9. Transport

S. No	Environmental Conditions
9.1	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.
9.2	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.

10. Human health issues

S. No	Environmental Conditions
10.1	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.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	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.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	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

S. No	Environmental Conditions
	details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. 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.
11.3	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.
11.4	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.
11.5	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.
11.6	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.
11.7	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
11.8	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.
11.9	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.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP reportand also that during their presentation to the Expert

S. No	Environmental Conditions
	Appraisal Committee.
11.12	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).
11.13	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.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	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.
11.17	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.
11.18	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.

299.11 Environment Clearance for Proposed Affordable Group Housing Colony at Village Tigaon, Faridabad by M/s Adore Propinfra LLP

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

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/478597/2024 dated 15.06.2024 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.026741 dated 10.06.2024.

Table 2 – EMP Detail

Name of the Project: EC for Proposed Affordable Group Housing Colony Project at revenue estate village- Tigaon, Sector 104, Faridabad, Haryana by M/s Adore Propinfra LLP		
Sr. No.		**Particulars**
Online Proposal No: SIA /HR/INFRA2/478597/2024		
1.	Latitude	28°21'57.62"N
2.	Longitude	77°23'22.59."E

3.	Total Plot Area	36,573.407 sqm (9.0375 Acres)
4.	Proposed Ground Coverage	10,299.159 sqm
5.	Total proposed FAR	82,643.878 sqm
6.	Total Non-FAR	49300.505 sqm (including community and aanganwadi)
7.	Total Built Up area	1,31,944.386 sqm
8.	Total Green Area with Percentage	7850.00 sqm (21.46 % of Total Plot area)
9.	Rainwater Harvesting Pits	7 pits
10.	Capacity of STP	700 KLD
11.	Total Parking	450 ECS & 1414 scooters
12.	Power Requirement	3917.28 KW (Source: DHBVN)
13.	Power Backup	Total 03 DG sets of 1600 KVA capacity (2*750kVA+ 1*100kVA capacity)
14.	Total Water Requirement	680 KLD
15.	Fresh Water Requirement	477 KLD
16.	Total treated Water demand	203 KLD
17.	Waste Water Generated	542 KLD
18.	Solid Waste Generated	3806 Kg/day
19.	Maximum Height of the Building	44.98 meters
20.	Number of Building Blocks & Floors	29 residential towers with single basement, anganvadi/creche, commercial (03 in numbers), water body & community hall, Mumty-Machine room
21.	Basements	Single Basement
22.	Stories	• Tower 1-27 Towers: B+S+12 Floors • Tower 28: S+11 Floors • Tower 29: S+10 Floors • Community G+2 • Commercial G+1
23.	Total Cost of the project	Rs. 33930 Lakhs (339.30 Crores)
24.	Proposed solar capacity	100 KW
25.	Total Population	8820
26.	EMP Budget	**Rs. 481 Lakhs (1.41% of project cost)**

S. No.	Particular	Cost in Lakhs
1.	EMP budget for nearby area/ wildlife/outside the project boundary	60/-
2.	EMP budget for inside the project boundary (Capital cost)	347/-
3.	EMP budget for inside the project boundary (Recurring cost)	74/-
	Total EMP	**481/-**

27.	Incremental Load in respect of:	PM2.5	0.04237 µg/m^3
		PM10	0.10719 µg/m^3
		SO2	0.14170 µg/m^3
		NO2	0.67653 µg/m^3
		O	0.47362 µg/m^3
28.	Nallah/drainage/water body	No such structure in immediate vicinity of the project	

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 03.09.2024 mentioning therein as under:

1. That, the Land license has been granted by DTCP Haryana vide license no. 262 of 2023 dated 12.12.2023 for development of affordable group housing colony project. Land license attached as Annexure 1a.
2. That, the Building plan approved by DTCP Haryana dated 26.02.2024 and Zoning plan approved by DTCP vide DRG no. 9875 dated 13.12.2023. Building plan and Zoning plan attached as Annexure1b & Annexure 1c respectively.
3. That, the Height Clearance NOC obtained from Airport Authority of India dated 04.06.2024. AAI NOC attached as Annexure 1d
4. That, the Forest NOC obtained from the Deputy Conservator of Forest, Haryana Forest Department. Forest NOC attached as Annexure 1e
5. That, the assurance for STP treated water for construction has been obtained from Div-1, HSVP Faridabad vide memo no. 2802 dated 22.05.2024 and attached as Annexure 1e. Fresh water assurance obtained from FMDA vide memo no. FMDA/INFRA-II/432 dated 05.06.2024 and attached as Annexure 1e. Sewage connection & surplus treated water discharge assurance obtained from Div-1, HSVP Faridabad vide memo no. 2801 dated 22.05.2024 as attached as Annexure 1e. Power assurance obtained DHBVN vide memo no. CH/GCFC-4 dated 24.05.2024 and attached as Annexure 1e.
6. That, M/s Adore Propinfra LLP has obtained structural stability certificate for the proposed Affordable Housing Colony project from the DTCP Empanelment Engineer. Structural Stability Certificate along with DTCP empanelment of Engineer attached as Annexure 1f
7. That, a revenue rasta of 2 Karam wide is passing through the project site and services will be laid through the revenue rasta. Permission in this regard has been obtained. Revenue Rasta Permission attached as Annexure 1g.
8. That No Wildlife Sanctuary falls within 10 kms from the Project site. Asola Bhatti Wildlife Sanctuary, lies at about 15.0 Km (NW), Okhla Wildlife Sanctuary lies at about 21.2 Km (NNW). WLS distance map is attached as Annexure 1h.
9. That, the total green area for the project site will be 7850.00 sqm (21.46% of the total plot area) out of which 2925.87 sqm (8% of the total plot area) will be developed as block green area. Revised Landscape Plan attached as Annexure 2.
10. That, the peripheral/block tree plantation will be done by providing 4m gap between the tree species.
11. That, two units of Organic Waste Converter will be installed on the project site for the treatment of biodegradable wastes.
12. That project will be operational after obtaining the permission for fresh water supply from the competent authority. Assurance in this regard has been obtained from Faridabad Metropolitan Development Authority.

PP further submitted EMP Details as follows:

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

S. No	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1.	EMP cost of Construction phase(material handling, green net, tarpaulin cover to cover the construction material)	20/-	20/-
2.	Tractors/Tanker cost for Water sprinkling for dust suppression	15/-	12/-

3.	Wheel wash arrangement during construction phase	5/-	3/-
4.	Anti-Smog Gun	24/-	14/-
5.	Sedimentation tank	8/-	4/-
Total		**72/-**	**53/-**

Table 1a: EMP budget (for operation phase)

S.no	Component	Capital Cost (lakhs)	Recurring Cost/Annum (lakhs)
1.	Sewage Treatment Plant	100/-	9/-
2.	Rain water Harvesting Pits	30/-	1.50/-
3.	Acoustic enclosure/stack for DG sets and Energy savings	20/-	1.50/-
4.	Solid Waste Management (collection, handling & transportation)	35/-	2/-
5.	Green Area/ Landscape Area	40/-	5/-
6.	Installation of Solar PV	50/-	2/-
Total		**275/-**	**21/-**

Total EMP budget

S. No.	Particular	Cost in Lakhs
1.	EMP budget for nearby area/ outside the project boundary	60/-
2.	EMP budget for inside the project boundary (Capital cost)	347/-
3.	EMP budget for inside the project boundary (Recurring cost)	74/-
	Total EMP	**481/-**

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

Activities	Proposed Locations	Tangible outcome	Capital Cost (in Rs)							Total cost (in Rs)
			1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1. Installation of Smart classroom in School 2. Plantation & Greenbelt development in nearby village 3. Installation of RO Treatment Plant in govt. schools of nearby village	Nearby Village	1. Three smart classrooms 2. Greenbelt development 3. RO water supply	5,50,000	5,50,000	5,50,000	5,50,000	5,50,000	5,50,000	5,50,000	38,50,000/-
Pond Development	1. Mandhvali Pond (01HRFRDTGN0MAND417)	01 Pond	3,00,000	2,50,000	2,50,000	3,50,000	3,50,000	1,50,000	1,50,000	18,00,000/-

Solar lighting	1. Tigaon Village 2. Mandhawali Village 3. Neemka Village	03 Villages	50,000	50,000	50,000	50,000	50,000	50,000	50,000	3,50,000/-
Total			**9,00,000 /-**	**8,50,000/ -**	**8,50,000 /-**	**9,50,000 /-**	**9,50,000 /-**	**7,50,000 /-**	**7,50,000 /-**	**60,00,000/ -**

A detailed discussion was held on the documents submitted regarding green area, tree plantation, OWC, trees, AAI NoC, forest NoC, STP, water, power, structure stability certificate, HT line, revenue rasta, wildlife conservation plan, biodegradable waste treatment, land license, Wildlife distance from project site, EMP Budget as well as the submissions made by the PP and the documents submitted.

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

1. **M/s Adore Propinfra LLP**
   (as per the license 262 of 2023 issued by DTCP vide letter No.LC-5145-PA(SK)-2023/42070 dated 12.12.2023 (Endorsed on 13.12.2023) as valid up to 11.12.2028)

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

1. Specific conditions:-

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

6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
10. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fightingequipments 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 SO_2 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 **7850.00 sqm (21.46% of Total Plot area),**PP shall provide green area development out of which **2925.87 sqm (8% of the total plot area)** will be developed as block green area
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 provide solar power as per HAREDA norms.
35. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
36. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
37. The PP shall register themselves on the http://dustapphspcb.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.Environmental Condition0s

S. No	Environmental Conditions
1.1	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.

2. Statutory compliance

S. No	Environmental Conditions
2.1	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.

S. No	Environmental Conditions
2.2	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.
2.3	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.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	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.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	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.
2.8	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.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air quality monitoring and preservation

S. No	Environmental Conditions
3.1	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.
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	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.
3.4	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

S. No	Environmental Conditions
	may be decided with in consultation with State Pollution Control Board.
3.5	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.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	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.
3.10	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.
3.11	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.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality monitoring and preservation

S. No	Environmental Conditions
4.1	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.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the

S. No	Environmental Conditions
	project details.
4.4	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.
4.5	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.
4.6	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.
4.7	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.
4.8	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.
4.9	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.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	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.
4.12	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.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	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.

S. No	Environmental Conditions
4.16	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.
4.17	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.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	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.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	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.

5. Noise monitoring and prevention

S. No	Environmental Conditions
5.1	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.
5.2	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.
5.3	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.

6. Energy Conservation measures

S. No	Environmental Conditions
6.1	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.
6.2	Outdoor and common area lighting shall be LED.
6.3	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.
6.4	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.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	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.
7.2	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.
7.3	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.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

S. No	Environmental Conditions
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	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.
7.8	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.
7.9	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.
7.10	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.

8. Green Cover

S. No	Environmental Conditions
8.1	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).
8.2	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.
8.3	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.
8.4	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.

9. Transport

S. No	Environmental Conditions
9.1	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.
9.2	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.

10. Human health issues

S. No	Environmental Conditions
10.1	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.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	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.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	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.
11.2	ii. 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.

S. No	Environmental Conditions
11.3	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.
11.4	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.
11.5	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.
11.6	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.
11.7	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
11.8	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.
11.9	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.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP reportand also that during their presentation to the Expert Appraisal Committee.
11.12	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).
11.13	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.

S. No	Environmental Conditions
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	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.
11.17	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.
11.18	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.

299.12 EC for proposed Affordable Group Housing Colony located at Revenue Estate of Viliage Baselwa, Sector-87, Faridabad, Haryana by M/s Elite Housing Estate Maintenance Services LLP

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

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/491555/2024 dated 08.08.2024 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.509558 dated 01.08.2024.

Table 1 – Basic Detail

Name of the Project: Affordable Group Housing Colony Project at Revenue estate of Village Baselwa, Sector-87, Faridabad, Haryana by M/s Elite Housing Estate Maintenance Services LLP		
S. No.	**Particulars**	**Proposed Details**
1.	Online Proposal Number	SIA/HR/INFRA2/491555/2024
2.	Latitude	28°24'46.74"N
3.	Longitude	77°20'32.78"E
4.	Total Plot Area	35,511.11 sqm
5.	Proposed Ground Coverage	7,238.37 sqm (20.38% of Total Plot Area)
6.	Proposed FAR	83,433.12 sqm
7.	Non-FAR Area	21,892.86 sqm
8.	Total Built-up area	1,05,325.98 sqm
9.	Total Green Area with %	7,173.04 sqm (20.20% of Total Plot Area)
10.	Rain Water Harvesting Pits (with size)	10 no. of recharge pits
11.	STP Capacity	755 KLD
12.	Total Parking	686 Four-wheeler Parking + 1,264 Two-wheeler

			Parking	
13.	Organic Waste Converter (OWC)		2 units	
14.	Maximum Height of the Building (m)		74.20 m (Till Mumty)	
15.	Power Requirement		3,240 kVA	
16.	Power Backup		08 No. of DG sets (1 x 500 KVA+ 4 x 600 + 3 x 750 kVA)	
17.	Total Water Requirement		620 KLD	
18.	Fresh Water Requirement		428 KLD	
19.	Treated Water		192 KLD	
20.	Waste Water Generated		500 KLD	
21.	Solid Waste Generated		3,482 kg/day	
22.	Bio-degradable Waste		2,089 kg/day	
23.	Number of Buildings		• 16 Residential Towers • 02 Commercial Blocks • 01 Community Hall • 01 Crèche • 01 Guard room	
24.	Basements		No basements	
25.	Stories		• Residential Towers: Max. S+24 floors • Commercial: G/G+1 floors • Community Hall: G • Crèche: G • Guard room: G	
26.	Dwelling Units		1,264	
27.	Population		8,190 individuals	
28.	Total Project Cost	i) Land Cost	Total Project Cost (i+ii): ₹ 270 Cr.	
		ii)Construction Cost		
29.	Incremental Load in respect of:		PM2.5	0.04601 µg/m^3
			PM10	0.12119 µg/m^3
			SO2	0.16918 µg/m^3
			NO2	0.81249 µg/m^3
			CO	0.000567 µg/m^3
30.	EMP Budget		• Capital cost: ₹326/- Lakhs • Recurring cost: ₹144/- Lakhs • Outside project site: ₹54/- Lakhs • Wildlife Conservation Plan: ₹6/- Lakhs Total EMP Budget: ₹530/- Lakhs	

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 02.09.2024 mentioning therein as under:

1. That, proposed project will be developed at Revenue estate of Village Baselwa, Sector-87, Faridabad, Haryana
2. That, Land License No. 82 of 2024 [Endst No. LC-5254-JE (MK)-2024/20945] has been obtained from DTCP, Haryana dated 11.07.2024 for the development of Affordable Group Housing Colony over a land area measuring 8.775 acres. ***(Annexure A)***
3. That, Zoning Plan of the project site has been approved by DTCP, Haryana vide (DRG No. DTCP 10349) dated 11.07.2024 for the complete land area measuring 8.775 acres. ***(Annexure B)***
4. That, two HT lines are passing through the project site for which appropriate horizontal clearance on both the sides will be provided as per the guidelines

stipulated in the Haryana Building Code 2017 and Approved Zoning Plan dated 11.07.2024. Further, no construction is proposed under the HT line.

5. That, services will be laid across the 2 karam wide Revenue Rasta passing through the project site. Permission for the same has been obtained from HSVP vide Memo No. 3083 dated 29.08.0204 ***(Annexure C)***
6. That, the project will be availing additional 12% FAR under IGBC Green Building Concept. IGBC "Platinum" Pre-Certificate is attached as ***Annexure D.***
7. That, Forest NOC has been obtained from Divisional Forest Officer, Govt. of Haryana dated 03.04.2024 for the complete land measuring 8.775 acres ***(Annexure E)***
8. That, there are 11 trees present at the project site, out of which, 05 no of trees will be retained and merged into the proposed greenbelt development of the project. Prior permission has been obtained from the DY Conservator of Forests, Faridabad dated 19.03.2024 for the cutting/shifting of 06 no. of trees present at the site. Compensatory plantation in lieu of the fallen/shifted trees will be done @10 trees per tree cut/shifted at the project site. A copy of the Tree Cutting permission is attached as ***Annexure F***
9. That, NOC for Height Clearance has been obtained from Airport Authority of India (AAI) dated 29.07.2024 ***(Annexure G)***
10. That, Assurance has been obtained for Fresh Water Supply, Sewer Discharge, and Storm Water Discharge from HSVP dated 29.08.2024 ***(Annexure H)***
11. That, Power Assurance has been obtained from DHBVN dated 29.08.2024 ***(Annexure I)***
12. That, the proposed green area at the project site is 7,173.04 sqm (Approx. 20.20% of Total Plot Area). Out of this, Block Green Area has been proposed over an area measuring 2,840.89 sqm that is 8% of the Total Plot Area, and the Block Green Plantation will be done @1 tree per 4 sqm.
13. That, two units of Organic Waste Convertors (OWC) will be installed for the treatment of biodegradable waste generated at the project site.
14. That, Solar Photovoltaic Panels of capacity approx. 80 kW will be installed in the project premises.
15. That, there is no legal case pending against the proposed land or the Project Proponent.

PP is availing additional FAR under Green building (IGBC Pre-certified). Project planning is on **concept basis**.

PP also submitted EMP Details of the project as under:

TABLE 2: EMP DETAILS

EMP BUDGET (CONSTRUCTION PHASE)

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Waste water treatment	10	2
2	Wheel wash arrangement	5	2
3	Air Pollution Control (tarpaulin sheets/ barricading, water sprinkling)	15	5
4	AQI monitoring sensors	1	0.5
5	Anti-smog guns	7.5	1.5
6	Noise Pollution Control (Maintenance of machinery)	7.5	5
7	Environment monitoring & Six-Monthly compliances	-	7
8	Environment Management Cell	-	8

TOTAL	**46.00**	**31.00**

EMP BUDGET (OPERATION PHASE)

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) per annum
1	Wastewater treatment (STP)	120	45
2	Rain water Harvesting system	40	10
3	Solid Waste Management (Organic Waste Convertor and Waste Bins)	10	5
4	Landscaping (green area development and plantation)	60	25
5	Solar PV plant	25	5
6	EV Charging Booths	25	15
7	Environment Management cell, Environment monitoring & Six-Monthly compliances	-	8
TOTAL		**280.00**	**113.00**

EMP BUDGET OUTSIDE THE PROJECT SITE

S. No.	Activities	Proposed Locations	Tangible outcome	Capital Cost (₹)			Total Cost (₹)
				1st Year	2nd Year	3rd Year	
1	Plantation & Greenbelt development in nearby village	Nearby Village	Greenbelt development & maintenance	2,00,000	2,00,000	2,00,000	6,00,000
2	Maintenance of nearby village road		Road maintenance	2,00,000	2,00,000	2,00,000	6,00,000
3	Installation of RO Treatment Plant in govt. schools of nearby village		Provision of modern facilities/amenities in govt. schools	3,00,000	3,00,000	3,00,000	9,00,000
4	Smart classes and tabs in govt. schools of nearby village			3,00,000	3,00,000	3,00,000	9,00,000
5	Installation of solar panels in govt. schools of nearby village			3,00,000	3,00,000	3,00,000	9,00,000
6	Village/Community pond maintenance	Pond at Mahmoodpur Village Pond ID: 01HRFRDTGN0107MEHM001	Cleaning & maintenance of village/community pond	5,00,000	5,00,000	5,00,000	15,00,000
TOTAL				**18,00,000**	**18,00,000**	**18,00,000**	**54,00,000**

WILDLIFE CONSERVATION PLAN BUDGET

S. No.	Activities	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	Total Cost (₹)
1	Plantation (Based on Miyawaki Method)	2,00,000	-	50000	-	-	50,000	-	3,00,000
2	Reward for Anti-poaching	50,000	-	-	-	50,000	-	-	1,00,000

	Personnel								
3	Help/Assistance in relocation of stray wild animals in urban areas	-	50,000	-	50000		-	-	1,00,000
4	Awareness programmes for students and general public	-	25,000	25,000	-		-	50,000	1,00,000
TOTAL WILDLIFE CONSERVATION ACTION PLAN BUDGET		**2,50,000**	**75,000**	**75,000**	**50,000**	**50,000**	**50,000**	**50,000**	**6,00,000**

TOTAL EMP BUDGET

Particulars	Cost (₹ in lakhs)
EMP Budget (Capital cost)	326.0
EMP Budget (Recurring cost)	144.0
EMP Budget for nearby area/ outside the project boundary	54.0
Budget under Wildlife Conservation Plan	6.0
TOTAL	**530.0**

A detailed discussion was held on the documents submitted regarding land license, zoning plan, EMP, landscape plan, revenue rasta, HT lines, FAR, forest NoC, trees species, AAI NoC, water, power, green area, OWC, solar power, legal case as well as the submissions made by the PP and the documents submitted.

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

1. **M/s Elite Housing Estate Maintenance Services LLP**
   (as per License No. 82 of 2024 issued by DTCP vide Endst No.LC-5254-JE(MK)-2024/20945 dated 11.07.2024)

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

1. 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 fightingequipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall 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 SO_2 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 **7,173.04 sqm (20.20% of Total Plot Area). Out of this, Block Green Area has been proposed over an area measuring 2,840.89 sqm that is 8% of the Total Plot Area, and the Block Green Plantation will be done @1 tree per 4 sqm**.
33. **10 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
34. **The PP shall adopt a pond (ID:01-HR-FRD-TGN-0107-MEHM-001) at Mahmoodpur Village for its rejuvenation.**
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 install **Solar Photovoltaic Panels having capacity approx. 80** kW in the project premises.
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.Environmental Condition0s

S. No	Environmental Conditions
1.1	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

S. No	Environmental Conditions
	participation of these departments.

2. Statutory compliance

S. No	Environmental Conditions
2.1	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.
2.2	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.
2.3	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.
2.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
2.5	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.
2.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
2.7	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.
2.8	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.
2.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
2.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

3. Air Quality Monitoring and Preservation

S. No	Environmental Conditions
3.1	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.

S. No	Environmental Conditions
3.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
3.3	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.
3.4	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.
3.5	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.
3.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
3.7	Wet jet shall be provided for grinding and stone cutting.
3.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
3.9	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.
3.10	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.
3.11	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.
3.12	For indoor air quality the ventilation provisions as per National Building Code of India.

4. Water quality monitoring and preservation

S. No	Environmental Conditions
4.1	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.
4.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
4.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4.4	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.
4.5	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.
4.6	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.
4.7	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.
4.8	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.
4.9	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.
4.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
4.11	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.
4.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum

S. No	Environmental Conditions
	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.
4.13	All recharge should be limited to shallow aquifer.
4.14	No ground water shall be used during construction phase of the project.
4.15	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.
4.16	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.
4.17	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.
4.18	No sewage or untreated effluent water would be discharged through storm water drains.
4.19	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.
4.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
4.21	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.

5. Noise monitoring and prevention

S. No	Environmental Conditions
5.1	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

S. No	Environmental Conditions
	to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
5.2	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.
5.3	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.

6. Energy Conservation measures

S. No	Environmental Conditions
6.1	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.
6.2	Outdoor and common area lighting shall be LED.
6.3	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.
6.4	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.
6.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

7. Waste Management

S. No	Environmental Conditions
7.1	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.

S. No	Environmental Conditions
	generated from project shall be obtained.
7.2	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.
7.3	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.
7.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
7.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
7.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7.7	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.
7.8	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.
7.9	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.
7.10	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.

8. Green Cover

S. No	Environmental Conditions
8.1	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).
8.2	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

S. No	Environmental Conditions
	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.
8.3	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.
8.4	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.

9. Transport

S. No	Environmental Conditions
9.1	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.
9.2	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.

10. Human health issues

S. No	Environmental Conditions
10.1	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.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	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.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.

S. No	Environmental Conditions
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	Environmental Conditions
11.1	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.
11.2	ii. 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.
11.3	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.
11.4	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.
11.5	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.
11.6	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.
11.7	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
11.8	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.

S. No	Environmental Conditions
11.9	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.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP reportand also that during their presentation to the Expert Appraisal Committee.
11.12	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).
11.13	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.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	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.
11.17	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.
11.18	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.

299.13 Extension of Validity EC for Mining of Blouder Gravel & Sand (Minor Mineral) at Charnia Block/PKL B-4, Mining Lease Area, 29.65 ha. at Village- Karanpur, Johluwala, Charnia, Kiratpur, Tehsil Pinjore, District - Panchkula, Haryana by M/s Ganesh Royalty.

Project Proponent : Sh.Sanjeev
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/MIN/305219/2023 dated 03.10.2023 for obtaining **Extension of Validity EC** under Category 1(a) of EIA Notification

dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.319970 dated 28.09.2023.

The case was taken up in 279th and 285th meeting of SEAC. However the case was deferred on request of PP.

This case was again taken up in 289th meeting of SEAC, Haryana. However, PP again requested vide letter dated 29.03.2024 to defer the case on the ground that District Survey Report of District Panchkula has not been approved yet. The committee acceded with the request of PP and deferred the case for next meeting.

The case was taken up in 296th meeting held on 12.07.2024. However the case was deferred on request of PP.

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 vide letter dated 05.09.2024 alongwith an affidavit dated 05.09.2024 mentioning therein as under:

1. That, Replenishment study report has been submitted to DMG Haryana on dated 21.07.2023 and approved along with Mining Plan on dated 20.09.2023. Approved Replenishment study report is attached as **Annexure – I.**
2. That, Mining Plan and Progressive Mine Closure Plan of proposed mining lease areas has been approved vide memo no. DMG/HY/MP/Charnia/2017/268-271 dated Panchkula the 16.01.2018 by the Director General of Mines and Geology Department, Haryana and for validity of five year.
3. Further, Latest Mining Plan and Progressive Mine Closure Plan of mining lease areas has been approved vide memo no. DMG/HY/MP/Charnia/2023/5429 dated Panchkula the 20.09.2023 by the Director General of Mines and Geology Department, Haryana and is valid for five year upto 19.09.2028. Approved copy of mine and Progressive Mine Closure Plan is attached as **Annexure – II.**
4. The Environmental Clearance was granted by the SEIAA, Haryana, as per their letter no. SEIAA/HR/2018/634, dated 18.06.2018, and was valid until 17.06.2024. EC Letter is attched as **Annexure – III.**
5. As per the Gazette of India dated 18 January, 2021, the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of Prior Environmental Clearances granted under the provisions of this notification in view of outbreak of Corona Virus (COVID-19) and subsequent lockdowns (total or partial) declared for its control, however, all activities undertaken during this period in respect of the Environmental Clearance granted shall be treated as valid. So, as per the Gazette of India dated 18 January, 2021 validity of Environmental Clearance is 17.06.2024.Copy of notification is attached as **Annexure – IV.**
6. That the letter from the DMG, Haryana regarding present status of mine is attached as **Annexure – V.**
7. That, as per the Environmental letter previous EMP budget is Rs 20.0 Lakhs. Now, EMP budget has been revised and total budget is Rs. 25.0 Lakhs. Revised EMP is attached as **Annexure – VI.**
8. That, amount already spent/ donated for the CSR activities around the lease area is Rs.55.16 Lakhs. The activities has been undertaken for the local people under CSR

have been identified and approx. Rs. 2.56 Lakh towards Corporate Social Responsibility. In addition to the above CSR activities, PP has also donated Rs. 52.60 Lakhs to Gram Panchayats (Charnia, Kiratpur, Jholuwal and Karnapur). Details of CSR activities with budget and copy of bills with photos of CSR activities is attached as **Annexure – VII.**

9. That Mine plan and mine closure plan was approved within the validity of EC. Mining plan was approved on dated 20.09.2023 and EC was valid till 17.06.2024.

PP also submitted following details:

CORPORATE SOCIAL RESPONSIBILITY

Amount already spent/ donated for the CSR activities around the lease area is **Rs.55.16 Lakhs**. The activities has been undertaken for the local people under CSR have been identified and approx. **Rs.2.56 Lakh** towards Corporate Social Responsibility. In addition to the above CSR activities, PP has also donated **Rs.52.60 Lakhs** to Gram Panchayats (Charnia, Kiratpur, Jholuwal and Karnapur).

Year wise CSR expenditure is given below:

Table: Budget already spent for Corporate Social Responsibility

Years	Amount in INR	Activities
2018	25000	Donation to Gram Panchayats, Distribution of books in schools and Stationary in school Bahandara etc.
2019	520000	
2020	300000	
2021	505000	
2022	1259100	
2023	2153075	
2024	754500	
Total	**55,16,675**	

It is expected that this will improve the socio-economic status of the people and at the same time the popularity of the project proponent will enhance. The local community in the study area desired that the project proponent should take up the following development initiatives for the betterment of the local people.

a) Distribution of books and stationeries to students in nearby schools
b) Come forward in selfless service to repair flood affected rivers
c) Donation to Gausahala Charitable trust

For each activity the funds to be earmarked by the proponent will be decided after discussion with the local authority and the beneficiaries. It has been planned to undertake a concurrent evaluation of the activities to be taken up under the CSR program.

The Committee had a detailed discussion on the point wise reply and documents such as previous EC, notification regarding Relaxation for period of COVID 19, status of mine, revised EMP Budget, CSR activities Mine plan and Progressive Mine Closure Plan,District Survey Report and replenishment study report submitted by PP/Consultant in support of their case and

found them in order and all relevant documents related to DM&G, Haryana have been authenticated by Ms. Priyanka, Mining Officer, who was also present during the meeting as a representative from Mines and Geology Department, Haryana .

After detailed deliberations, the committee decided to recommend the case to SEIAA for granting of **Extension of validity of EC** to PP (**M/s Shri Ganesh Royalty Company)** under Category B1, 1(a) under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India for Mining of **Boulder, Gravel and Sand Minor Mineral for remaining lease period (i.e. till validity of LoI)** from Charnia Block/PKL B-4 in District Panchkula for quantity of **14,00,000 TPA** with depth of 3.0m as per Previous EC, Mining Plan and Replenishment Study Report approved by Director Mines & Geology, Haryana with the conditions laid down in earlier EC letter dated 18.06.2018 issued by SEIAA.

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

Project Proponent : Sh. Vipin Kumar
Consultant : Parivesh Environmental

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

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

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

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

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

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

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

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

   xxxxx.....

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

  xxxxxxxx

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

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

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

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

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

3. Replenishment Study Report (Methodology & Mechanism adopted) Para No. 5.0 of the Sand Mining Guidelines, 2020.

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

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

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

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

The case was taken up in 281st meeting held on 24.11.2023. The PP alongwith consultant has appeared before the committee and thoroughly discussed the reply submitted by the PP. Sh.Rajesh Sangwan, Assistant Mining Engineer from Directorate, Mining & Geology, Haryana was also present in the meeting and submitted that the right over the mineral is right of

the state. The land only can be used for mining with the consent of land owners. He also made it clear that buffer zone should be maintained as prescribed in the Rules.

However, the committee found that the reply was incomplete and not appropriate according to the observations raised by SEIAA. Further, consultant and PP are directed to submit the complete and appropriate reply according to the observations of SEIAA so that the case can be taken up in the next meeting. The PP and consultant should also give the clarification on the case pending before Hon'ble NGT in OA No. 532 of 2023 (IA No. 681/2023 in the case of Balbir Sandhu Versus Union of India & Ors.) in which Hon'ble NGT has issued several directions and the PP is arrayed as Respondent No. 8 in the said case).

The case was taken up in 299th meeting held on 30.08.2024. The PP and consultant appeared before the committee. PP submitted the affidavit dated 30.08.2024 mentioning therein as under:

1. Letter of Intent has been issued by the Director Mines & Geology Haryana vide letter no. **DMG/ HY/ CONT./ GADAULI-AMBLI/ AMB/ 2022/ 4862, PANCHKULA dated 28-07-2022** for Mining of Sand (Minor Mineral) in Gadauli-Ambli Unit, comprising Gadauli & Ambli villages over an area of 39.636 hectares in Naraingarh Tehsil & District Ambala, Haryana for a period of 8 years.
2. The Letter of Intent was issued to bearer with project name "Mining of Sand (Minor Mineral) from the Riverbed of Markanda River in **Gadauli-Ambli Block (BGS)** with 15,00,000 MT/ year production over an area of 39.636 ha located at Village Gadauli-Ambli, Tehsil Naraingarh & District Ambala, Haryana" which was updated through the substituted letter bearing same no. & dated for "Mining of Sand (Minor Mineral) from the Riverbed of Markanda River in **Gadauli-Ambli Block (Sand)** with 15,00,000 MT/ year production over an area of 39.636 ha located at Village Gadauli-Ambli, Tehsil Naraingarh & District Ambala, Haryana. Kindly consider the project name as mentioned above.
3. District Survey Repot (Validity, Size, Location & Relevance to the Proposal) Para No. 4.1 of the Sand Mining Guidelines, 2020, has been obtained vide Memo No. **Mining/AMB/1466 dated 16.05.2023** for proposed Gadauli-Ambli unit. The corrigendum has been done in para 12 of District survey report for both village name (Gadauli on S. No. 40 and Ambli on S. No. 53) has been updated.
4. The case was taken up during the 180th Meeting of SEIAA held on 13.08.2024. Upon perusal of the relevant record placed on the file, The Authority decided to accept and include the proposed corrections to the District Survey Report already approved.
5. The mining plan (Specifically quantum, lease period, validity & citing parameters) as referred in Para No. 4.3 of the Sand Mining Guidelines, 2020, was approved vide reference no. **DMG/ HY/ MP/ GADOLI – AMBLI BLOCK/ 2022/ 440-443 Panchkula Dated 25.01.2023** for the production capacity of 15,00,000 MTPA**.**
6. In compliance to the sand mining guideline 2020, para no. 5.0, replenishment study was approved from Mining Office, Mines & Geology Department, Ambala vide letter no. **Memo No. Mining 1652 dated 30.05.2023** for the replenishment of sand 16,03,050 MTPA.
7. In compliance to the sand mining guideline 2020, para no. 6.0, mining method will be Opencast Semi Mechanized and not manual as per mining plan approved by Department of Mines and Geology, Govt. of Haryana vide Memo No. **DMG/ HY/**

MP/ GADOLI – AMBLI BLOCK/ 2022/ 440-443 Panchkula Dated 25.01.2023 and all the activities will be done as per approved mining plan.

8. The NOC from department vide letter **MO/ AMB/ 4809 dated 02.09.2022** confirms there is no other mining activity within 500m from project lease boundary to form mining cluster. So, it is individual project in the area.
9. NOC for No forest involved in proposed lease for both pits have been obtained vide **Reference No. 3780, Ambala dated 05.09.2022** for proposed Gadauli-Ambli unit.
10. The conservation plan has been approved by Forests & Wildlife Department, Govt. of Haryana, O/o PCCF & Chief Wildlife Warden, Haryana, Panchkula vide reference no. 472 dated 16.06.2023.

The Basic Details of the project are as under:

Basic Details (Salient Features) of Project

S. No.	Parameters	Description		
1.	Name of the project	Mining of Sand (Minor Mineral) from the Riverbed of Markanda River (Gadauli-Ambli Unit)		
2.	Nature & category of Mine	Non-Coal Mining Category 'B' of Activity 1(B)		
3.	Project Proponent	M/s SCP Commodities		
4.	Khasra No.	**For Mining (Gadauli Block)** 135//, 5 min, 6 min, 14 min, 15, 16, 17 min, 23 min, 24 min, 25, 136//, 1 min, 2 min, 3 min, 9 min, 10 min, 11 min, 12 min, 20 min, 21 min, 146//, 1 min, 10 min, 11 min, 20 min, 21 min, 147//, 3 min, 4, 5, 6, 7, 8 min, 13 min, 14, 15, 16, 17 min, 18 min, 24 min, 25, 154//, 4 min, 5, 6 min, 7 min, 13 min, 14, 15 min, 16 min, 17 min, 18 min, 19 min, 21 min, 22 min, 23 min, 24 min, 25 min, 155//, 1 min, 167//, 1, 2, 3, 4 min, 5 min, 7 min, 8 min, 9, 10, 11 min, 12 min, 13 min, 168//, 1, 2 min, 3 min, 4 min, 5 min, 6, 7, 8, 9, 13 min, 14 min, 15 min, 152//, 25 min, 153//, 21 min. **For Ancillary area (Gadauli Block)** 134// 6, 15, 16, 25, 135// 10, 11, 20, 21. **For Mining (Ambli Block)** 20//, 17 min, 24 min, 36//, 4 min, 7 min, 14, 13 min, 17, 18 min, 23 min, 24, 38//, 3 min, 4, 5, 6, 7, 8 min, 13 min, 14, 15 min, 16 min, 17 min, 18 min, 19 min, 22 min, 23 min, 24 min, 54//, 2 min, 3 min, 4 min, 8 min, 9 min, 10 min, 11 min, 12, 13 min, 18 min, 19, 20 min, 21 min, 22, 23, 24 min, 56//, 11 min, 19 min, 20 min, 21 min, 22 min, 23 min, 57//, 2 min, 3, 4 min, 5 min, 6 min, 7, 8 min, 9 min, 13 min, 14 min, 15, 16 min, 17 min, 74//, 1 min, 2 min, 3 min. **For Ancillary area (Ambli Block)** 21// 17, 18, 19, 20, 21, 22, 23, 24.		
5.	Total Lease area	39.636 Ha (Riverbed of Markanda River)		
6.	Location of the project	Village- Gadauli & Ambli, Tehsil- Naraingarh, District- Ambala, Haryana		
7.	Toposheet No.	H43L3 – Project Site H43L2, H43L3, H43L4 & H43L7 - Study Area.		
8.	Maximum Production Capacity	15,00,000 Metric Tonne / Year		
9.	Geological Mineral Reserve	23,78,160 Metric Tonne		
10.	Mineable Reserve	15,75,960 Metric Tonne		
	Geographical co-ordinates	**Point**	**Longitude**	**Latitude**
		GADAULI UNIT		
		A-12	77°09'56.214" E	30°22'39.063" N

		A-13	77°09'52.972" E	30°22'34.741" N
		A-14	77°09'50.587" E	30°22'29.935" N
		A-15	77°09'50.421" E	30°22'25.477" N
		A-16	77°09'50.910" E	30°22'21.192" N
		A-17	77°09'49.466" E	30°22'15.752" N
		A-18	77°09'49.176" E	30°22'13.115" N
		A-19	77°09'47.497" E	30°22'09.861" N
		A-20	77°09'45.015" E	30°22'07.478" N
		A-21	77°09'40.715" E	30°22'05.671" N
		A-22	77°09'38.718" E	30°22'05.528" N
		A-23	77°09'34.911" E	30°22'05.887" N
		A-24	77°09'30.779" E	30°22'06.699" N
		Z	77°09'23.422" E	30°22'13.096" N
		Y	77°09'32.003" E	30°22'09.341" N
		X	77°09'38.584" E	30°22'11.408" N
		W	77°09'41.699" E	30°22'14.388" N
		V	77°09'44.843" E	30°22'16.825" N
		U	77°09'45.954" E	30°22'18.970" N
		T	77°09'45.852" E	30°22'22.925" N
		S	77°09'44.343" E	30°22'23.956" N
		R	77°09'43.330" E	30°22'29.148" N
		Q	77°09'47.411" E	30°22'34.419" N
		P	77°09'49.260" E	30°22'39.693" N
		AMBLI UNIT		
		A	77°10'26.792" E	30°25'01.217" N
		B	77°10'25.957" E	30°24'53.852" N
		C	77°10'25.052" E	30°24'49.006" N
		D	77°10'22.346" E	30°24'38.486" N
		E	77°10'20.288" E	30°24'34.790" N
		F	77°10'19.286" E	30°24'32.126" N
		G	77°10'20.338" E	30°24'27.276" N
		H	77°10'22.529" E	30°24'23.995" N
		I	77°10'24.142" E	30°24'23.165" N
		J	77°10'25.561" E	30°24'22.236" N
		K	77°10'29.564" E	30°24'20.072" N
		L	77°10'31.291" E	30°24'18.377" N
		M	77°10'33.826" E	30°24'15.191" N
		N	77°10'42.050" E	30°24'9.870" N
		O	77°10'33.817" E	30°24'20.439" N
		P	77°10'31.147" E	30°24'21.970" N
		Q	77°10'24.127" E	30°24'29.786" N
		P	77°10'24.151" E	30°24'34.960" N
		Q	77°10'28.557" E	30°24'40.406" N
		R	77°10'29.711" E	30°24'45.120" N
11.	Mining Method & Technology	Opencast semi mechanized method will be adopted. No specific method of exploration is required as the river borne sediments are deposited all along the riverbed and are very well exposed on the surface. Moreover, these sediments are accumulated/ replenished every year during rainy season by flood waters to almost the same level depending on the intensity of rains on the upstream side. Adequate quantity of sand reserves is available for meeting consumer demand.		
12.	Ultimate depth of Mining	3.0 m from the riverbed of Markanda River		
13.	Ground water level	05 - 10 m from the surface level (Pre & Post Monsoon)		
14.	GWT intersection	Mining will be done only up to 3.0 m from surface. So,		

		ground water table will not be intersected.
15.	Drainage pattern/ water courses	Mining will be done in dry riverbed; stream will not be touched as well as diverted and will be done only during non-monsoon period.
16.	Water requirement & source	The source of water is private water tankers. The break-up of water requirement is as follows:

S. No.	Description	Demand
1	Drinking & Domestic	2.9
2	Plantation	15.0
3	Dust Suppression	26.1
	Total	**44.0 KLD**

17.	Cost of project	The capital cost for the project will be about Rs. 13.66 Crores including proposed lease area and machinery will be hired on contract bases.

EMP is proposed 5% of the total project cost of 13.66 Cr.

ENVIRONMENT MANAGEMENT BUDGET (5 YEARS)

S. No.	Particulars	Capital	Recurring	Total
1	Pollution monitoring – Air, Water, Noise	₹ 0	₹ 60,000	₹ 3,00,000
2	Pollution Control – Water sprinkling	₹ 8,00,000	₹ 2,00,000	₹ 18,00,000
3	Wire fencing at plantation sites	₹ 2,00,000	₹ 50,000	₹ 4,50,000
4	Plantation including maintenance	₹ 10,00,000	₹ 1,00,000	₹ 15,00,000
5	Rainwater harvesting	₹ 3,00,000	₹ 20,000	₹ 4,00,000
6	Haul road and other roads repair and maintenance	₹ 10,00,000	₹ 2,00,000	₹ 20,00,000
7	Pre-monsoon and post monsoon survey for sedimentation in the riverbed	₹ 0	₹ 1,50,000	₹ 7,50,000
Total		**₹ 33,00,000**	**₹ 7,80,000**	**₹ 72,00,000**

BUDGET FOR OCCUPATIONAL HEALTH & SAFETY (ANNUAL)

S. No.	Description	Budget
1	Health check-up camps	₹ 3,00,000
2	Surveillance programme of the workers	₹ 1,50,000
3	Insurance cover of workers	₹ 3,00,000
4	Assistance to local schools, scholarship to students at Govt. school in Gadauli & Ambli Village	₹ 5,00,000
5	Computer Lab for Govt. school in Gadauli & Ambli Village	₹ 5,00,000
6	Solar Street Lights on Panchayat & Govt. school in Gadauli & Ambli Village	₹ 2,50,000
7	Sanitations (Toilets) and water facility for Govt. school in Gadauli & Ambli Village	₹ 5,00,000
8	Vocational training to persons for income generation	₹ 2,00,000
9	Assistance to self-help groups	₹ 3,00,000
Total		**₹ 30,00,000**

The reply submitted by the PP with regard to the observations raised by SEIAA in its 159th meeting as well as submissions made by PP in support of their contention during the presentation was thoroughly discussed during the meeting in detail.

After due deliberation, the committee found the comments submitted by the PP in order and further decided that the case be recommended to SEIAA for granting of Environment Clearance with the conditions as conveyed vide MoM of 268th Meeting of State Expert Appraisal Committee held on 31.05.2023.

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