Minutes of the 303rd Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 25.10.2024 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 302nd meeting were discussed and approved. In Agenda of this meeting, 08 nos. of projects, received on PARIVESH Portal, 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	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

303.01 Amendment in Environment Clearance for Proposed Expansion of Group Housing Colony located in the Revenue Estate of Village Ullahawas, Sector-61, District Gurugram, Haryana by M/s Puri Construction Private Limited

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

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/497081/2024 dated 17.09.2024 for obtaining under **Amendment in Environment 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.529003 dated 17.09.2024.

The case was taken up in 301st meeting held on 26.09.2024. However, PP submitted a letter dated 25.09.2024 stating that due to revision in plan, there are changes in some of the parameters submitted in the Amendment application. They further requested to defer their case and generate ADS so that they may submit the revised report. The committee acceded with the request of PP and deferred their case. ADS was generated which was closed by PP.

The case was taken up in 303rd meeting held on 25.10.2024. The PP and consultant appeared before the committee and presented their case. The committee discussed the proposal

and asked PP to submit some details in the form of affidavit. The PP submitted affidavit dated 25.10.2024 stating therein as under:

- That, Earlier Environment clearance was granted vide EC identification no. **EC24B3813HR5404413N dated 25.06.2024** for plot area 48,689 sqm and built-up area 2,75,028 sqm.
- That, due to revision in planning, we have applied for Amendment in Environment Clearance as there is no change in built-up area as earlier EC dated 25.06.2024.
- That, Comparative statement of the project is as below:

Sr. No.	Particulars	As per EC dated 25/06/2024	As per revised proposal	Total	Unit
1	Total Plot area	48688.64	No Change	48688.64	SQMT
2	Net Plot area	48688.64	No Change	48688.64	SQMT
3	Proposed Built Up Area	275028.00	No Change	275028.00	SQMT
4	No. of main DU's	626	96	722	No.
5	No. of EWS units	109	18	127	No.
6	No. of Service Units	80	No Change	80	No.
7	Max Height	150	No Change	150	M
8	No of Building Blocks	10	No Change	10	No.
9	Max No of Floors	3B+ST+42	Addition of 1 floor	3B+ST+43	No.
10	Expected Population	4295	567	4862	No.
11	Total Cost of Project	1201.28	No Change	1201.28	CR
	AREAS				
12	Permissible Ground Coverage Area (35 %)	17041.032	No Change	17041.032	SQMT
13	Proposed Ground Coverage Area	16391.693	623.75	17015.44	SQMT
14	PERMISSIBLE CONVENIENT SHOPPING (0.5%)	243.443	No Change	243.443	SQMT
15	PROPOSED CONVENIENT SHOPPING (0.5%)	243.443	No Change	243.443	SQMT
16	Permissible FAR Area (1.75 + 1.25 TDR + 0.12 for IGBC)	151908.632	No Change	151908.632	SQMT
17	Proposed FAR Area	151772.615	119	151891.749	SQMT
18	Proposed Non FAR Areas (Basement, Balconies, Mumty Machine Room, etc,)	123255.39	-119	123136.39	SQMT
19	Proposed Total Built Up Area	275028.00	No Change	275028.13	SQMT
	Water				
20	Total Water Requirement	370	56	426	KLD
21	Fresh water	241	33	274	KLD
22	Treated water Requirement	129	23	152	KLD
23	Waste water Generation	278	39	317	KLD
24	STP Capacity	350	50	400	KLD
25	Surplus treated water	121	12	133	KLD
	Rain Water Harvesting				
26	Proposed RWH	12	No Change	12	No.

Parking Details						
27	Required Parking (including EWS)	970	113	1083	ECS	
28	Proposed Total Parking	2533	73	2606	ECS	
29	Surface Parking	57	-3	54	ECS	
30	Stilt Parking	376	39	415	ECS	
31	Basement parking	2100	37	2137	ECS	
GREEN AREA						
32	Proposed Green Area	9737.733	No Change	9737.733	SQMT	
	WASTE GENERATION					
33	Total Solid Waste Generation	1.92	0.26	2.18	TPD	
34	Organic Waste	0.77	0.11	0.87	TPD	
	POWER					
35	Total Power requirement	5712.30	527.17	6239.47	KW	
36	DG set backup	6000	10	6010	KVA	

- That, Water, Sewer, Storm water assurance, Aravali, Forest NOC and Green pre certification submitted along the report.
- That, there is no change in green area. Landscape plan is attached as **Annexure 1.**
- That, Structure design is vetted by IIT Roorkee. Structure vetting certificate is already submitted along with amendment application as **Annexure B6**.

The committee discussed the matter and recommended the amendment/ modification in earlier Environment Clearance issued to the project vide EC Identification No.**EC-24-B-3813-HR-540-4413-N dated 25.06.2024** as per details given above. All other conditions mentioned in the Environment Clearance will remain same.

303.02 EC for proposed expansion of existing industrial Unit in the Revenue Estate of Village-Baghola, Tehsil and District Palwal, Haryana by M/s Knorr Bremse India Private Limited

Project Proponent : Sh.A. N. Shukla
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/497869/2024 dated 23.09.2024 for obtaining **Environment Clearance for 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.708762 dated 29.08.2024.

Table 1 – Basic Detail

Name of the Project: Proposed expansion of existing Industrial Unit in the revenue estate of Village- Baghola, Tehsil and District Palwal, Haryana being developed by M/s Knorr Bremse India Private Limited				
S. No.	**Particulars**	**Existing**	**Proposed**	**Total**
1.	Online Proposal Number: SIA/HR/INFRA2/497869/2024			
2.	Latitude	28°12'11.39"N	28°12'15.23"N	28°12'11.39"N & 28°12'15.23"N

3.	Longitude	77°18'34.25"E	77°18'36.53"E	77°18'34.25"E & 77°18'36.53"E
4.	Total Plot Area (sqm.)	68,037.20	20,232.00	88,269.20
5.	Total Net Plot Area/CLU Area (sqm.)	52,384.90	20,232.00	72,616.90
6.	Proposed Ground coverage (sqm.)	20,263.91	18,263.06	38,526.98
7.	Proposed FAR area (sqm.)	29,129.11	25,857.66	54,986.77
8.	Proposed Non FAR area (sqm.)	684.43	320.61	1,005.05
9.	Total Built Up area (sqm.)	29,813.54	26,178.28	55,991.82
10.	Total Green Area (sqm.)	--	--	25,247.39
11.	Employment (nos.)	1,980	770	2,750
12.	Total Raw/Fresh water Requirement (Domestic & Industrial Use)(KLD)	80	50	130
13.	Total Raw/Fresh water Requirement for domestic use (KLD)	50	30	80
14.	Total Raw/Fresh water from RO for domestic use (KLD)	40	25	65
15.	Recycled /treated water requirement from STP (KLD)	52	28	80
16.	Total Wastewater generation from domestic Use	49	31	80
17.	Capacity of STP (KLD)	60	40	100
18.	Total water requirement for Industrial use (KLD)	65	95	160
19.	Total Raw/Fresh water Requirement for industrial Use (KLD)	5	45	50
20.	Recycled /treated water requirement from ETP (KLD)	60	50	110
21.	Total Effluent generation from Industrial Use	60	50	110
22.	Capacity of ETP (KLD)	75	45	120
23.	Maximum number of floors	G+1F	G+2F	G+2F
24.	Solid Waste Generation (kg/day)	571	216	787
25.	Biodegradable waste (kg/day)	228	86	315
26.	Non-Biodegradable waste (kg/day)	342	130	472
27.	Organic Waste Convertor (Kg)	500 (2×250)	--	500 (2×250)
28.	a) Hazardous Waste generation (TPA)	327.825	131.13	458.955
	b) Used/spent oil (5.1)	2.825	1.13	3.955
	c) Wastes/residues containing oil (5.2)	5	2	7
	d) Phosphate sludge (12.5)	60	24	84
	e) Chemical sludge from waste water treatment (35.3)	100	40	140
	f) Empty barrels/containers/liners contaminated with hazardous chemicals/wastes (33.1)	100	40	140
	g) Process wastes, residues & sludges (21.1)	60	24	84

29.	Plastic Waste (TPA)		20	15	35
30.	E-Waste (TPA)		2	5	7
31.	Battery Waste (TPA)		0.3	0.1	0.4
32.	Other Waste (Metal, wooden, paper and glass scrap) (TPA)		1600	600	2200
33.	Construction & demolition waste (TPA)		--	1.195	1.195
34.	Rain water Harvesting		One Tank of capacity 1540 m3 with 8 recharge wells and one percolation pond of capacity 1500 m3 with 6 recharge wells	Percolation Pond of 1440 m3 & Recharge Trench of 192.5 m3	Percolation Pond of 1440 m3 & Recharge Trench of 192.5 m3 (one each)
35.	Total Parking ECS provided (nos.)		97	87	184
36.	Total Power Requirement (KVA)		4000	999	4999
37.	Details of Power backup (DG/GG Sets)		2×500 kVA+2×1500 KVA	9000 KW (2×1500 KW+3×2000 KW)	(DG Sets =4000 KVA 2×500 kVA+2×1500 KVA) & (GG Sets =9000 KW (2×1500 KW+3×2000 KW)
38.	Capacity of Solar Panel (KWp)		925	Nil	925
39.	Name of product (Components i.e. Railway doors, brake system, door drive, and other railway components)		Components-10000 Numbers/ day	Components-10000 Numbers/ day	Components-20000 Numbers/ day
40.	Name of Raw Materials		1.Ferrous Material-45 Metric Tonnes/day 2.Non Ferrous Material-2 Metric Tonnes/day	1.Ferrous Material-55 Metric Tonnes/day 2.Non Ferrous Material-10 Metric Tonnes/day	1.Ferrous Material-100 Metric Tonnes/day 2.Non Ferrous Material-12 Metric Tonnes/day
41.	Total Project Cost (in Crore) i) Land Cost ii) Construction cost		376.45	541.15	917.60
42.	EMP Budget (lakhs)	i) Capital Cost	1176.52	540	1716.52
		ii) Recurring Cost			
43.	Incremental Load in respect of:	PM 2.5	--	--	0.49029 µg/m3
		PM 10	--	--	0.99531 µg/m3
		SO_2	--	--	0.58552 µg/m3
		NO_2	--	--	5.8229 µg/m3
		CO	--	--	0.0021105 mg/m3
44.	Construction Phase:	i) Power Back-up	--	--	Existing Power capacity and source
		ii) Water	--	--	Fresh water – 30

		Requirement & Source			KLD for drinking & sanitation. Source: Fresh water – Borewell Construction Water STP treated
		iii) STP	--	--	Existing STP of total capacity 60 m3/hr
		iv) Anti-Smog Gun	--	--	01 Nos of Anti-smog gun

The case was taken up in 303rd meeting held on 25.10.2024. 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 06.11.2024 mentioning therein as under :

1. That we have obtained Environmental Clearance for the existing Industrial Unit at Village Baghola, District Mathura Road (NH-2), Palwal - 121102 from SEIAA, Haryana vide file no. SEIAA/HR/2013/372 dated 26.06.2013 for total plot area of 68,037.67 m2 and total built-up area of 37,241.04 m2 which was valid till 25.06.2023 ("Project").
2. That we had earlier applied for grant of Environmental Clearance for our expansion Project and obtained exemption of EC from SEIAA, Haryana vide memo no. SEIAA/HR/2023/207 dated 12.04.2023 as per MoEF &CC Notification No. S.O. 3252(E) dated 22.12.2014 read with subsequent clarification under Office Memorandum dated 04.10.2022 issued by MOEF & CC.
3. That now, Environmental Clearance is again applicable to our expansion Project as per Office Memorandum of MOEF&CC F. No. 3-85-2016-IA.III [E 81594] dated 30th April, 2024.
4. That in light of aforesaid Office Memorandum, we are to apply for a fresh EC due to increase in total plot area to 88,269.20 m^2 (Existing area: 68,037.20 m^2 + Proposed area: 20,232.00 m^2) and total built-up area to 55,991.82 m^2 (Existing Build Up Area: 29,813.54 m^2 + Proposed Built Up Area: 26,178.28 m^2).
5. That we have earlier obtained EC for total built-up area of 37,241.04 m2. out of which 29,813.54 m2 has been constructed and have obtained occupation certificate for said constructed area.
6. That, considering future expansion, we are applying for fresh EC for total plot area of 88,269.20 m2 and total built-up area of 55,991.82 m2.
7. That the Directorate of Town & Country Planning, Haryana, Chandigarh has granted following Change of Land Use Certificates (CLU's):
    1. CLU granted by Directorate of Town & Country Planning, Haryana, Chandigarh through Memo No.F-1218-JE(SJ)-2011/2718 dated 20.04.2011 for establishment of industrial unit for land area of 52,384.90 (After excluding

the area measuring 12187.39 sq. m falling under 60 m wide green belt, area 2023.44 sq. m comes under road widening and area 1441.47 sq. m donated to Gram Panchayat).

2. CLU granted by Directorate of Town & Country Planning, Haryana, Chandigarh through Memo No.F-1218-JE(SN)-2012/28569 dated 14.01.2013 for establishment of industrial unit for land area of 4,046.40 sq. m.
3. CLU granted by Directorate of Town & Country Planning, Haryana, Chandigarh through Memo No.CLU/PL 1589A/CTP/216/2021 dated 07.01.2021 for establishment of industrial unit for land area of 9,104.40 sq. m.
4. CLU granted by Directorate of Town & Country Planning, Haryana, Chandigarh through Memo No. Memo No.CLU/PL-1589B/CTP/27963/20211 dated 02.11.2021 for establishment of industrial unit for land area of 7,081.20 sq. m.

8. That we have obtained certified compliance report of earlier EC from RO, MOEF &CC on 10.10.2024.
9. That we have submitted the action taken report against CCR of earlier EC to MOEFF & CC, Chandigarh and SEIAA Haryana on 24.10.2024.
10. That we have obtained the Occupation certificate from DTCP though memo no.F-1218/SD(DK)/2013/55593 dated 29.10.2013 for the existing Project.
11. That we have obtained CTO from HSPCB though No. HSPCB/Consent/: 313102623PALCTO37357618 on dated:29.07.2023 for existing Project.
12. That solar Panel of 925 KWp of capacity has been installed at the existing Project.
13. That Multi-effect Evaporator (MEE) has been installed for achieving the Zero Liquid Discharge (ZLD) for process wastewater.
14. That we have achieved the Zero Liquid Discharge (ZLD) within the existing Project.
15. That there is no HT line passing though the project site.
16. That, there is a village road and we will take prior permission from the concerned department in case services need to be laid through village road.
17. That Sultanpur National Park and Asola Bhatti Wildlife Sanctuary is at a distance of Approx.49.3 km in WNW direction and approx. 25 km in NNW direction respectively.
18. That there is no litigation pending against the Company which can impact the expansion Project.
19. That we will develop the total green area of 25,247.39 sqm (@28.60% total plot area 88,269.20 m^2) out of which, 13,060.00 sqm of green area shall be within the Project site and balance green area of 12,187.39 sqm shall be under 60 mtr green belt which is in front of our Project.
20. We submit that the 60 mtr green belt area admeasuring 12,187.39 sqm lies is owned by the Company and to the best of my knowledge and belief, no notification or order has been issued by any authority for the acquisition of any part of the existing Project, including the green belt area, under any applicable land acquisition or public purpose laws.

Table 2 – EMP Detail
Expenditure on EMP Budget

Description	Capital Cost (in INR)	Recurring Cost (in INR)
Monitoring for Air, Water, Stack, emission & Noise	3,15,000.00	1,20,000.00
Greenbelt development/landscaping	69,334.00	2,50,000.00
Waste Water Management (Sewage Treatment Plant & Effluent Treatment Plant)	2,91,58,220.00	81,00,000.00
Rainwater harvesting system	49,25,200.00	2,82,000.00
Solid Waste Management (Dust bins & OWC)	14,30,100.00	8,50,000.00
DG Sets including stack height and acoustics	6,55,91,725.00	10,50,000.00
Energy Saving (Solar Panel system)	54,13,750.00	20,000.00
Miscellaneous	77,197.00	0.00
Total	10,69,80,525.00	1,06,72,000.00
Grant Total	**Rs.11,76,52,525.00/-**	

Proposed EMP Budget

During Construction Phase			During Operation Phase		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost (In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	5.00	15	Waste Water Management (Sewage Treatment Plant)	20.00	50.00
Garbage & Debris disposal	0.00	10	Waste Water Management (Effluent Treatment Plant)	30.00	50.00
Tree plantation	10.00	5.00	Solid Waste Management (Dust bins & OWC)	10.00	50.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Tree plan Tree plantation Tree plantation tation	30.00	60.00
Rainwater harvesting system	5.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20.00	10.00	Rainwater harvesting system	0.00	10.00
			Stack height for DG Sets and its acoustics	40.00	50.00
			CER activity	40.00	0.00

			(Govt. school)		
Total	**40.00**	**50.00**	**Total**	**170.00**	**280.00**

A detailed discussion was held on the documents submitted regarding CCR/ATR, Old CTO detail, Solar power, MEE installed, ZLD, litigation, distance WLS/NBS, Revenue Rasta, HT Line, Google images, building plan, comparative Chart, greenbelt, EMP budget, Fire NOC, landscape plan with Block Plantation, Ground Water Quality, RWH 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 was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance for Expansion** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

M/s Knorr Bremse India Pvt. Ltd. as per CLUs issued vide Memo No.CLU/PL-1589-A/CTP/216/2021 dated 07.01.2021 and CLU/PL-1589-B/CTP/27963/2021 dated 02.11.2021

The **Environmental Clearance** is recommended to be granted to the project with following 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 faecal 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. 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.
15. The PP shall not carry any construction below the HT Line passing through the project, if any.
16. The PP shall not carry any construction above or below the Revenue Rasta, if any.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA/State water Authority, Haryana before the start000 of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall not allow parking of the vehicles on the roads or revenue Rasta outside the project area.
19. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority.
20. The PP shall develop the onsite and offsite emergency plan in consultation with the regulatory authority.
21. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **Percolation Pond and Recharge Trench.**
22. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
23. The PP may provide electric charging stations to facilitate electric vehicle commuters.
24. PP shall submit timeline regarding implementation of green plan.
25. The PP shall not allow establishment of any category A or B type industry in the project area.
26. The PP shall carry out the quarterly awareness programs for the staff.
27. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
28. The PP shall comply with provisions of Manufacturing storage and import of Hazardous chemical rules
29. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.

30. Old trees should be retained based on girth a00nd age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
31. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species.
32. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
33. Water intensive and/or invasive species should not be used for landscaping.
34. As proposed **25,247.39 sqm (@28.60% total plot area)** of the total project area for green area development.
35. **Percolation Pond of 1440 m3 & Recharge Trench of 192.5 m3 (one each) shall be provided at project site.**
36. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
37. **The PP shall install Capacity of Solar Panel of 925 (KWp)**
38. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Ma00a Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
39. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
40. The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. 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

S. No	Environmental Conditions
	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

S. No	Environmental Conditions
	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.

S. No	Environmental Conditions
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.

S. No	Environmental Conditions
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

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

S. No	Environmental Conditions
	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.

S. No	Environmental Conditions
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	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
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

S. No	Environmental Conditions
	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 report and 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.

303.03 EC for Expansion of Proposed Residential Group Housing colony over an land area measuring of 33.08375 acres at Village Badshahpur, Sector-69 & 70, Gurugram, and Haryana by M/s Tulip Infratech Private Limited

Project Proponent : Ms. Kavia Anand
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/494601/2024 dated 16.10.2024 for obtaining under **Environmental Clearance for Expansion** Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 712522 dated 08.08.2024. The ToR was granted to the project on 23.08.2024.

Table 1 – Basic Detail

Name of the Project: Residential Group Housing colony at Village Badshahpur, Sector-69 & 70, Gurugram, and Haryana developed by M/s Tulip Infratech Pvt. Ltd. and others.		
Sr. No.	**Particulars**	**Details**
1.	Online Proposal Number	SIA/HR/INFRA2/494601/2024
2.	Category of project	8 (b) "Building & Construction Projects"
3.	Latitude	28°23'32.89"N
4.	Longitude	77° 2'0.35"E
5.	Total Plot Area	1,32,693.180 m^2
6.	Proposed Ground Coverage	23,356.140m^2
7.	Proposed FAR	2,35,986.820 m^2
8.	Non FAR Area	1,27,960.687 m^2
9.	Total Built Up area	3,63,947.507 m^2.
10.	Total Green Area with %	42,514.89m^2 (32.04 % of plot area)
11.	Rain Water Harvesting Pits (with size)	33 nos.
12.	STP Capacity	1050 KLD
13.	Total Parking	2969 ECS
14.	Organic Waste Converter	3500 kg/day
15.	Maximum Height of the Building (m)	45m
16.	Power Requirement	3088 KW
17.	Power Backup	9 Nos of DG set of 6500 KVA (3x1000+ 2x500+ 750x 2+500 x 2
18.	Population	14507 Person
19.	Total Water Requirement	1337 KLD
20.	Fresh Water Requirement	834 KLD
21.	Treated Water	502 KLD
22.	Total Waste Water Generated	957 KLD
23.	Total Solid Waste Generated	6711.01Kg/day
24.	Biodegradable Waste	2684 Kg/day
25.	Non-Biodegradable Waste	4027 Kg/day
26.	Basement	2 nos.
27.	Main Dwelling Units	1674
28.	EWS Units	299

29.	Servant Unit		195
30.	Total no. of towers		44
31.	Stories		G+14 Floor
32.	R+U Value of Material used (Glass)		U Value: 5.5 w/sqm.k SHGC: 0.9
33.	Total Cost of the project:	i) Land Cost ii) Construction	424.743crore
34.	CER		45.00
35.	EMP Budget		Total EMP Budget: 892 Lakhs Existing EMP Budget :307 Lakhs Proposed EMP budget : Rs.585 Lakhs
36.	Incremental Load in respect of:	i) PM 2.5	0.0536 µg/m3
		ii) PM 10	0.09259 µg/m3
		iii) SO2	0.20124 µg/m3
		iv) NO2	0.27378 µg/m3
		v) CO	0.0000385 mg/m3
37.	Construction Phase:	i) Power Back-up	9 Nos of DG set of 6500 KVA (3x1000+ 2x500+ 750x 2+500 x 2
		ii) Water Requirement & Source	Fresh Water – 25 KLD for drinking & sanitation. Source: Fresh water – (HSVP)/Tubewell Construction Water – (HSVP)/Tubewell
		iii) STP (Modular)	1 Nos
		iv) Anti-Smoke Gun	01 Nos of Anti-smoke gun

The case was taken up in 303rd meeting held on 25.10.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated 04.11.2024 alongwith an affidavit dated 04.11.2024 mentioning therein as under:

- That, we have already granted deemed EC from SEIAA, Haryana for total plot area of 25.44 Acres. (101760.23 Sqmt) and total built-up area of 1,86,145.59 m2 through memo no.SEIAA/HR/2016/207 dated 05.03.2016. Further we have obtained an extension of EC till 23.04.2021 along with correction in EC i.e. built-up area as 2, 54,098.678 m^2 through memo no. SEIAA/HR/2018/262 dated 05.04.2018. Since our earlier EC has expired thus we are applying for the fresh EC for total plot area of 33.08375 Acres / 1,32,693.180 and total built-up area of 3,63,947.507 m^2**.**
- That we have obtained License No. 78 of 2010 dated 05/10/2010 which is Valid up to 14/10/2014 for 25.44 Acre and renewal of license no.78 0f 2010 which is valid upto 14.10.2025 from DTCP, Haryana.
- That we have obtained License No. 34 of 2024 on dated 07/03/2024 which is Valid up to 06/03/2029 for additional land of 7.64375 Acres.
- That we have obtained CCR from HSPCB on dated -21.10.2024 and we have also submitted ATR report against CCR to HSPCB on dated-23.10.2024
- That, we have achieved 32,980.71 Sqm. of green area within our existing project of 25.44 Acres.

- That for new parcel of land i.e 7.64375 Acres we are proposing 10% block plantation and 10% Avenue/periphery Plantation.
- That , status of construction is attached as ***Annexure –A***
- That, the revenue rasta is passing through the existing site for which the previous EC has been already granted and no revenue rasta is passing through the proposed land.
- That, there will be no construction below the HT Line.
- That there is no litigation pending against project.
- That Sultanpur National park and Asola Bhatti wildlife sanctuary is at distance of approx. 14.9 Km in NW direction and approx. 12.8 Km in NE direction respectively.
- That we will be proposing solar power capacity of 60KW as per HAREDA Norms.

Table 2 EMP Detail

Description	Expense done (Rupees)
Monitoring for Air, Water, Stack, emission & Noise	15.00
Dust mitigation measures including Barricading, water sprinkling, anti-smog gun	50.00
PPE for workers & Health Care	10.00
Medical cum First Aid facility (providing medical room & Doctor)	15.00
Greenbelt development/landscaping	40.00
Installation of Sewage Treatment Plant	20.00
Construction of RWH pits and its Maintenance	25.00
Solid Waste Management (OWC & Dustbin)	15.00
Installation of Solar Panel	40.00
Miscellaneous	77.00
Total	**307 lakhs**

During Construction Phase			During Operation Phase		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost (In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	5.00	20.00	Waste Water Management (Sewage Treatment Plant)	40.00	70.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	25.00	50.00
Tree plantation	20.00	25.00	Tree Plantation	20.00	40.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system (13 pits)	30.00	5.00	Rainwater harvesting system	00.00	10.00
Dust Mitigation	50.00	10.00	stack height for D.G sets and its	40.00	30.00

Measures Including site barricading, water sprinkling and anti-smog gun)			acoustics		
			Energy Saving (Solar Panel system)	25.00	10.00
			School	45.00	00.00
Total	**105 Lakhs**	**75 Lakhs**		**195 Lakhs**	**210 Lakhs**
TOTAL			**585 Lakhs**		

A detailed discussion was held on the documents submitted regarding status of land within EC period, earlier EC status, detail of area added, CCR/ATR, litigation, distance from WLS/NBS, HT line, revenue rasta, green area with list of plant species, block plantation, solar power, EMP, Ground Water Quality, RWH, license, status of construction 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 Amit
2. Shri Sumit sons of Shri Chattar Singh
3. Shri Dayanand
4. Shri Braham Prakash
5. Shri Ram Niwas Ss/o Shri Roshan Lal
6. Shri Tek Ram S/o Shri Kunan Lal
7. Shri Balbir S/o Shri Roshan Lal
8. Shri Mukesh S/o Balbir Singh
9. Shri Lalit Kumar S/o Dayanand
10. Shri Mukal Kumar S/o Tek Chand
11. M/s Roshan Lal & Sons
12. M/s Tulip Infratech Pvt. Ltd.
in collaboration with Tulip Infratech Pvt. Ltd. (as per license no.78 of 2010 dated 15.10.2010 issued vide Endst. No.LC-1233/DS(R)-2010/13785 dated 19.10.2010 and license no.34 of 2024 dated 07.03.2024 issued vide Endst. No.LC-1233-C/PA-(SK)-2024/8433-48 dated 11.03.2024)

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

A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC**
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase 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 42,514.89m2 (32.04 % of plot area PP shall provide green area development.**
33. **The PP shall propose 10% block plantation and 10% Avenue/periphery Plantation for new parcel of land i.e 7.64375 Acres**
34. **33 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 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.

S. No	Environmental Conditions
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.

S. No	Environmental Conditions
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.

S. No	Environmental Conditions
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.
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.

S. No	Environmental Conditions
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

S. No	Environmental Conditions
	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

S. No	Environmental Conditions
	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

S. No	Environmental Conditions
	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

S. No	Environmental Conditions
	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.

303.04 EC for Proposed Corporate Office for Varun Beverages Limited at Plot No. 162 & 163, Sector-44, Institutional Area, Gurugram, Haryana by M/s Varun Beverages Limited

Project Proponent : Sh. Pradeep Kumar Bilandi
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/501287/2024 dated 16.10.2024 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. 972399 dated 27.08.2024

Table 1 – Basic Detail

Name of the Project: EC for Proposed Corporate Office for Varun Beverages Limited at Plot No. 162 & 163, Sector-44, Institutional Area, Gurugram, Haryana by M/s Varun Beverages Limited		
Sr. No.	**Particulars**	**Details**
1.	Online Proposal Number	SIA/HR/INFRA2/501287/2024
2.	Category of project	8 (a) "Building & Construction Projects"
3.	Latitude	28° 27' 1.041" N
4.	Longitude	77° 4' 22.780" E
5.	Plot Area	8000 m^2
6.	Proposed Ground Coverage	3,195.798 m^2

7.	Proposed FAR		23,515.676 m^2
8.	Non FAR Area		15,035.719 m^2
9.	Total Built Up area		38,551.395 m^2
10.	Total Green Area with %		1,739 (21.74%)
11.	Rain Water Harvesting Pits		2 Nos
12.	STP Capacity		110 KLD
13.	Total Parking		286
14.	Organic Waste Converter		Total 1 nos. 600 Kg/day
15.	Maximum Height of the Building (m)		45 m
16.	Power Requirement		1762.5 kVA
17.	Power Backup		3 Nos of DG of total Capacity 2500 kVA (2 x 1000 kVA+ 1 x 500 kVA)
18.	Population		2,356
19.	Total Water Requirement		120 KLD
20.	Fresh Water Requirement		55 KLD
21.	Treated Water		65 KLD
22.	Total Waste Water Generated		89 KLD
23.	Total Solid Waste Generated		1178 kg/day
24.	Biodegradable Waste		471 kg/day
25.	Non-Biodegradable Waste		707 kg/day
26.	Basement		3
27.	Total no. of towers		1
28.	Stories		B3+B2+B1+S+G+8F
29.	R+U Value of Material used (Glass)		U Value: 5.5 w/sqm.k SHGC: 0.9
30.	Total Cost of the project:	i) Land Cost ii) Construction Cost	Rs. 268.96 Cr
31.	CER		Rs. 40 Lakhs (Govt. School)
32.	EMP Budget		Total EMP Budget: 580 Lakhs Capital Cost: 235 Lakhs Recurring Cost: 345 Lakhs
33.	Incremental Load in respect of:	i) PM 2.5	0.00068 µg/m3
		ii) PM 10	0.00109 µg/m3
		iii) SO_2	0.00273 µg/m3
		iv) NO_2	0.0028 µg/m3
		v) CO	0.0000002 mg/m3
34.	Construction Phase:	i) Power Back-up	Temporary electrical connection of 49 KW & 01 DG of 125 KVA
		ii) Water Requirement & Source	Fresh Water – 5 KLD for drinking & sanitation. Treated Water – 20 KLD for Construction purpose. Source: Fresh water – GMDA Construction Water – GMDA
		iii) STP (Modular)	1 Nos

		iv) Anti-Smog Gun	01 Nos

The case was taken up in 303rd meeting held on 25.10.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated 26.10.2024 alongwith an affidavit dated 26.10.2024 mentioning therein as under:

1. That we have been granted two allotments no. on dated; 30.10.2022 through Memo No. ZO002/EO018/UE029/GALOT/0000001759 for land area of 0.988422 acres/4,000 Sq.m and Memo No. ZO002/EO018/UE029/GALOT/0000000789 dated on 30.04.2022 by HSVP for land area of 0.988422 acres /4,000 Sq.m.
2. That we will provide the Solar panel capacity as per HAREDA norms.
3. That we have obtained NOC from Airport Authority of India on dated: 14.10.2024
4. That as per HSVP vide memo no. 6100 dated 11.09.2024, there is no effect of Aravali notification on the project site, there is no forest land on the site, no revenue rasta, no HT line crossing the project site and no litigation on the site.
5. That we have obtained power assurance from DHBVN through memo no. Ch.49/DGR-26B on dated: 03.09.2024.
6. That, we have obtained fresh water assurance and Sewerage assurance from Gurugram Metropolitan Development Authority (GMDA) on dated 24.09.2024 and 16.09.2024 respectively.
7. That Sultanpur National Park and Asola Bhatti Wildlife Sanctuary is at a distance of approx.17 km in NW direction and approx. 9 km in SE direction respectively.

Table 2 – EMP Detail

During Construction Phase			During Operation Phase		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost (In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	25.00	20.00	Waste Water Management (Sewage Treatment Plant)	25.00	30.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	20.00	30.00
Green Belt Development	30.00	50.00	Green Belt Development	20.00	40.00
Air, Noise, Soil, Water Monitoring	0.00	15.00	Monitoring for Air, Water, Noise & Soil	0.00	30.00
Rainwater harvesting system (2 pit)	10.00	0.00	Rainwater harvesting system	0.00	20.00
Dust Mitigation Measures Including site barricading, water sprinkling	15.00	20.00	DDG Sets including stack height and	30.00	50.00

and anti-smog gun)			acoustics		
			Energy Saving (Solar Panel system)	30.00	20.00
			CER Activity (Govt. School)	40.00	0.00
Total	**80.00**	**115.00**	**Total**	**165.00**	**220.00**

A detailed discussion was held on the documents submitted regarding land, solar power, HT Line, Wildlife Activity Plan, EMP budget, Ground Water Quality, RWH, structural stability certificate, Fire NOC, AAI, power assurance, water assurance, 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 Varun Beverages Limited as per allotment letter/Memo No.ZO-002/EO-018/UE-029/GALOT/0000000789 dated on 16.08.2022 and ZO-002/EO-018/UE-029/GALOT/0000001759 dated 13.01.2023 issued by HSVP**

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

A. Specific conditions:-

1) **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
2) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4) The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. 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 firefighting 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 **1,739 (21.74% of plot area)** shall be provided for green area development**.**
29) **02 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
30) **The PP shall provide Solar panel capacity as per HAREDA norms.**
31) **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
32) The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
33) The PP shall register themselves on https://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Standard Conditions:

1. 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.

S. No	Environmental Conditions
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.

S. No	Environmental Conditions
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.

S. No	Environmental Conditions
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

S. No	Environmental Conditions
	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

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

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.

303.05 EC for Industrial Shed Project for Manufacturing of Automotive Components located at Plot No. 831, HSIIDC Industrial Model Township, Kharkhoda, District: Sonipat by M/s SKH Metals Limited

Project Proponent : Sh. Mahesh Kumar
Consultant : OCEAO-ENVIRO Management Solutions (India) Pvt. Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/500472/2024 Dated 18.10.2024 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. 039372 dated 07.10.2024.

Table 1 – Basic Detail

Name of the Project: EC for Industrial Shed Project for Manufacturing of Automotive Components located at Plot No. 831, HSIIDC Industrial Model Township, Kharkhoda, District: Sonipat by M/s SKH Metals Limited			
Online Proposal No. SIA/HR/INFRA2/500472/2024			
Sr. No.	**Particulars**		**Details**
1.	Latitude		28.824150° N to 28.823892° N
2.	Longitude		76.917545° E to 76.920485° E
3.	Total Plot Area		28,190.575 sqm
4.	Net Plot Area		28,190.575 sqm
5.	Built Up area		27,777.340 sqm
6.	Permissible Ground Coverage		16914.345 sqm (60%)
7.	Proposed Ground Coverage		13773.250 sqm (48.85%)
8.	Permissible FAR		35238.219 sqm (125%)
9.	Proposed FAR		27695.990 sqm (98.24%)
10.	Non-FAR		81.35 sqm
11.	Green Area		5731.25 sqm (20.33%)
12.	Rainwater Harvesting tanks		04 nos. of rain water tanks (150 cum Storage each) Capacity.
13.	STP Capacity		Wastewater to CSTP by MSIL.
14.	ETP Capacity		150 KLD
15.	Parking Required		93 ECS
16.	Parking Provided		93 ECS
17.	Maximum Height of the Building (m)		15 m
18.	Power Requirement		5600 KW
19.	Source		MSIL
20.	Power Backup		DG set of capacity 20 MVA by MSIL
21.	Total Water Requirement		419 KLD
22.	Fresh Water Requirement		360 KLD
23.	Recycled/Treated Water Requirement		59 KLD
24.	Waste Water Generated		228 KLD
25.	Solid Waste Generated		500 kg/day
26.	Biodegradable Waste		300 kg/day
27.	Number of Towers		01 Blocks
28.	Stories		G+2 Floors
29.	R+U Value of Material used (Glass)		U = 3.5 W/sqm k, R = 0.91
30.	Total Cost of the project:		307.54 Cr
31.	EMP Cost		5.10 Cr
32.	Incremental Load in respect of:	PM 2.5	0.18 µg/m3
		PM 10	1.02 µg/m3
		SO_x	3.46 µg/m3
		NO_x	11.48 µg/m3
		CO	0.49 mg/m3

The case was taken up in 303rd meeting held on 25.10.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated 05.11.2024 alongwith an affidavit dated 05.11.2024 mentioning therein as under:

1. That our industrial unit does not fall in any Category A or Category B industries listed in the EIA notification, 2006 based on the manufacturing activity proposed. Earlier, Industrial sheds are not covered under the purview of EIA Notification, 2006 and its amendments. Therefore, we have obtained Consent to Establish vide Consent No. No. HSPCB/Consent/:313 313102623SONCTE50194249 dated 06.12.2023 from the concerned regional office, HSPCB, Sonipat having total built-up area proposed is 32000.0 sqm.
2. That as per the latest Office Memorandum of MoEF&CC dated 30th April 2024, the industrial sheds have to obtain environmental clearance beyond the threshold built-up area lies between 20,000 sqm - 1,50,000 sqm in the Building and Construction Category i.e. Schedule 8(a) of EIA Notification, 2006. The total built-up area proposed at the project site is 27777.34 sqm. Therefore, we have applied for the grant of environmental clearance.
3. That the land has been allotted to Maruti Suzuki India Limited. Allotment Letter and Possession Letter in favor of M/s Maruti Suzuki India Limited. Further, permission for lease of plots i.e. Part of Plot No. 831, IMT Kharkhoda has been obtained by M/s Maruti Suzuki India Limited vide Letter No. HSIIDC: Estate: 2023: 1691 dated 03.07.2023. ***(Annexure-1)***
4. That the land has been given on a lease to M/s SKH Metals Limited for a period of 15 years. The lease agreement has been executed between M/s Maruti Suzuki India Limited and M/s SKH Metals Limited dated 18.09.2023. ***(Annexure-2)***
5. That we have obtained all other relevant NOCs like Building Plan Approval from HSIIDC, Consent to Establish, Structural stability certificate, from the concerned departments. ***(Annexure-3)***
6. That there are no trees present on the project site therefore permission from concerned forest department for tree felling is not applicable.
7. That the water level at the project site is 4.5 mbgl, therefore, provision for rainwater harvesting for recharge is not applicable. Therefore, we have proposed 04 Rainwater Collection tanks having total capacity 600 cum.
8. That the land of our project does not falls under the Aravalli Notification, 1992 as the project belongs to Industrial Model Township, Kharkhoda, Sonipat.
9. That the height clearance for the Airport Authority of India is not applicable to our building project as the building height is below 30 m and our land is not falling in the CCZM map of AAI for obtaining height clearance NOC.
10. That forest clarification from concerned forest department is not applicable to our project as the land falls in Industrial Model Township, Kharkhoda, District: Sonipat.
11. That the total power requirement is 5600 KW. It will be supplied by M/s Maruti Suzuki India Limited.
12. That the 360 KLD of fresh water will be provided by M/s Maruti Suzuki India Limited.
13. That we will discharge 78 KLD of wastewater generated from domestic purposed to the CSTP installed by M/s Maruti Suzuki India Limited.
14. That we will install ETP having capacity 150 KLD for treatment of trade effluent generated from the process, further treated water from ETP will be tertiary treated in RO followed by multi-effect evaporator to achieve ZLD at the project site.

15. That we will execute the agreement with authorized recycler from HSPCB for safe disposal of solid waste, used oil, hazardous waste, chemical sludge of ETP generated at the project site before the project enters the operational phase.
16. That the total cost of project is 307.54 Cr certified by Chartered Accountant. ***(Annexure-4)***
17. That we have proposed 510 lakhs (1.65%) as the total EMP cost.
18. That provision of Smart Classrooms / upgradation of basic facilities in the Govt. School as suggested by SEAC/SEIAA shall be done with a budget of 40.0 Lac.
19. That greenbelt plan showing 5731.25 sqm (20.33%) 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. That we will develop green area in a span of 3 years. i.e. 33% of the total green area proposed every year.
20. 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 (100 Nos), Peepal (20 Nos), Guava (50 Nos), Beri (50 Nos), Jamun (40 Nos), Imli (40 Nos), Banyan (20 Nos), Gum Karaya (30 Nos) and Lasura (30 Nos).
21. That we are hereby submitting the detailed manufacturing process flow chart along with the details of polluting process and non-polluting process along with actions / mitigation measures proposed for the polluting process. ***(Annexure-4)***
22. That there is no wildlife sanctuary falling within 10 km from the project site.
23. That water quality test report from NABL laboratory has been done. All the parameters are found within the permissible limits as per drinking water standards IS 10500: 2012. ***(Annexure-5)***
24. That the proportionate of Sand, Silt and Clay is 63.3%, 24.2%, 12.5% as per the soil quality test report obtained from NABL laboratory. As the content of Sand is high therefore the percolation rate is approximately 7-8 inch or more per hour. ***(Annexure-6)***
25. That we will dispose chemical sludge generated from ETP and other hazardous waste generated at the project site through authorized recycler as per Hazardous Waste Management Rules, 2017 and its amendments till date.
26. That there is no revenue rasta passing through the project site.
27. That there is no HT line passing through the project site.
28. That there is no litigation pending on our project.

Table 2 – EMP Detail

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	15.0	1.50	MEE (Multi Effect Evaporator)	20.00	10.00
Wastewater Management	10.0	2.50	ZLD System for process effluent including UF	50.00	5.00
Material Covering	10.0	2.50	ETP (Effluent Treatment Plant)	50.00	2.50
3 m high Barricading for prevention of dust	20.0	1.50	Provision of First Aid Room	10.00	1.50
Air, Noise, Soil, Water	0.00	1.00	Green Belt	60.00	15.00

Monitoring			Development		
First Aid Room	5.00	0.50	Monitoring for Air, Water, Noise & Soil	0.00	5.00
Green Belt Development	15.00	1.50	RWH Tanks	30.00	10.00
Energy Efficient Lighting	10.00	1.50	Provision of Solar System	100.00	20.00
Creche	5.00	0.5	Solid Waste Management	40.00	2.00
Provision of Rainwater Collection Sump	10.00	1.0	Others	10.00	2.00
Total	**100.0**	**14.0**		**370.0**	**75.0**

A detailed discussion was held on the documents submitted regarding CTE, Builtup Area, allotment letter, Building Plan, trees, water, RWH, Aravali NOC, AAI NOC, Forest NOC, power, wastewater, ETP, ZLD, project cost, EMP, green area, wildlife sanctuary, water/soil quality test report, revenue rasta, HT line, 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 was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India to:

M/s SKH Metals Limited (as per Land Allotment Letter dated 08.06.2023 and Lease Deed executed on 18.09.2023)

The **Environmental Clearance** is recommended to be granted to the project with following 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 fire fighting 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 faecal 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. 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.
15. The PP shall not carry any construction below the HT Line passing through the project, if any.
16. The PP shall not carry any construction above or below the Revenue Rasta, if any.
17. 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.
18. The PP shall not allow parking of the vehicles on the roads or revenue Rasta outside the project area.
19. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority
20. The PP shall develop the onsite and offsite emergency plan in consultation with the regulatory authority.
21. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH tanks.**
22. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
23. The PP may provide electric charging stations to facilitate electric vehicle commuters.
24. PP shall submit timeline regarding implementation of green plan.

25. The PP shall not allow establishment of any category A or B type industry in the project area.
26. The PP shall carry out the quarterly awareness programs for the staff.
27. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
28. The PP shall comply with provisions of Manufacturing storage and import of Hazardous chemical rules
29. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
30. 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).
31. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species.
32. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
33. Water intensive and/or invasive species should not be used for landscaping.
34. **As proposed 5731.25 sqm (20.33%) of the total project area with 12% block plantation shall be provided for green area development.**
35. **04 Rain Water Harvesting tanks having capacity of 150 cum each,** shall be provided.
36. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
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.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

S. No	Environmental Conditions
	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

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.

S. No	Environmental Conditions
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

S. No	Environmental Conditions
	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,

S. No	Environmental Conditions
	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.

S. No	Environmental Conditions
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	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
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.

S. No	Environmental Conditions
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 report and 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

S. No	Environmental Conditions
	a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

303.06 EC for Proposed Group Housing Project at Plot No GH-1 Sector-42 Gurugram Haryana by M/s Experion Developers Private Limited

Project Proponent : Sh.Resham Tyagi
Consultant : Cognizance Research India Pvt. Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/498498/2024 Dated 03.10.2024 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.050187 dated 25.09.2023.

The case was taken up in 302nd meeting held on 15.10.2024. However, PP requested vide letter dated 14.10.2024 to defer their case as there are some changes in the proposal and therefore, they could not attend the meeting and further requested to raise ADS. The committee acceded with the request of PP and deferred the case. Thereafter, ADS was closed by PP.

Table 1 – Basic Detail

Name of the Project: EC for Proposed Group Housing Project at Plot No GH-1 Sector-42 Gurugram Haryana by M/s Experion Developers Private Limited		
S. No.	**Particulars**	**Details**
1.	Online Proposal Number	SIA/HR/INFRA2/498498/2024
2.	Category of project	8 (a) "Building & Construction Projects"
3.	Latitude	28°27'22.77"N
4.	Longitude	77°05'51.75"E
5.	Total Plot Area	13865.534 sqm (3.42 Acres)
6.	Proposed Green Area	2815.17 sqm (20 % of Total Plot area)
7.	Built up area	96283.07 m^2
8.	Estimated Population	5619
9.	Total water requirement	191 KLD
10.	Fresh water requirement	100 KLD
11.	Treated water requirement (Flushing & Horticulture)	91 KLD
12.	Wastewater generation	150 KLD
13.	STP capacity	190 KLD
14.	Total solid waste generated	1164.5 Kg/Day
15.	Biodegradable Waste	700 Kg/Day
16.	Organic Waste Converter	2 OWC of 350Kg/Day Capacity
17.	Non – Biodegradable Waste	464 Kg/Day
18.	Maximum Height of building	105.62 m
19.	Total power requirement	3131 KVA
20.	DG Sets	3 Generator sets i.e 2 Nos X 1010 KVA & 1 No X 500 KVA DG sets)

21.	Rainwater Harvesting System		6 RWH pits
22.	Total Parking		417 ECS
23.	No. of Dwelling Units		110
24.	Basement		03
25.	Maximum Number of Floors		G+24
26.	R+U Value of Material used (Glass)		U Value: 5.5 w/sqm.k SHGC: 0.9
27.	Total Project Cost		₹ 863.88 Cr
28.	EMP Cost		₹ 13.76 Cr Capital Cost – 536 lakhs Recurring Cost – 133 Lakhs EMP for school and nearby village- 707 Lakhs
29.	Incremental Load in respect of :	PM 2.5	0.03585 µg/m3
		PM10	0.06146 µg/m3
		SO_2	0.15366 µg/m3
		NO_2	0.05122 µg/m3
		CO	0.0000028 mg/m3
30.	Construction Phase	Power Source	DHBVN
		Water Requirement & Source	Freshwater – 5 KLD Construction – 20 KLD (Assurance For Treated water from GMDA Obtained)
		STP (Modular)	1 Nos
		Anti-Smoke Gun	02 Nos of Anti Smoke Gun

The case was taken up in 303rd meeting held on 25.10.2024. 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 mentioning therein as under:

1. That, no construction for the proposed project has been started and the construction will be commenced only after obtaining the Environment Clearance.
2. That the treated water from the nearby STP/CSTP will be used for the construction purpose.
3. That, no revenue rasta is passing through the project site.
4. That no HT line is passing though the project site.
5. FAR for the Project has been considered as per the approved Zoning, Vide Drawing no. DTP (G) 2686/2024 Dated 22.04.2024. The Project comes under INTENSE TOD Zone hence FAR sanctioned is 3.5
6. This Project is pre certified from GRIHA with four-star rating. So additional 12% green FAR taken into consideration.
7. Percolation rate for the Project around 5.1 ml/minute, accordingly 6 Nos of RWHP taken into the Project.
8. That, NO ANY canal is passing through the project site, separating the project site in to two parts.
9. That no Nallah is present at the project site. Hence, there is no obstruction in the natural drainage.
10. That No Wildlife Sanctuary falls within 10 kms from the Project site.
11. That, the height clearance NOC from Airport Authority of India is obtained.
12. There is no effect of Aravali Notification on the said project site. As the same is allotted by HSVP.

13. 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 Gurugram Metropolitan Development Authority.
14. That the project details being submitted in the proposal is same in online as well as hard copy. That all the data and information furnished in the application, enclosures and other documents for obtaining Environment Clearance of the above said project is true to my knowledge and are factually correct.

Table 2 – EMP Detail

Construction Phase

S.no	Component	Capital Cost (Rs in Lacs)	Recurring Cost (Rs in Lacs)/Annum
1	Barricading of Construction Site	20.0	3.0
2	Anti - Smog Gun with Complete Assembly	30.0	10.0
3	Dust Mitigation Measures	2.0	1.0
4	Mobile STP	3.0	1.0
5	Labour Health Check Up & First Aid Facility	2.0	1.0
6	Labour Welfare (Canteen, Creche, Safe Acess Road - Water Power, Cooking Gas)	3.0	2.0
7	Wheel Washing	3.0	1.0
8	Waste Storage Bins - Labour Camp/Site Offices	1.5	0.5
9	Traffic Management Signages	1.5	0.5
10	Safety Training to Workers		1.0
11	Environment Monitoring & 6 Monthly Compliance Report of EC Conditions		15.0
12	EMP cost of Construction phase(material handling, green net, tarpaulin cover to cover the construction material)	30.0	15.0
	Total	**96.0**	**51.0**

Operation Phase

S.no	Component	Capital Cost (lakhs)	Recurring Cost/Annum (lakhs)
1.	Sewage Treatment Plant	180	20
2.	Rain water Harvesting Pits	40	5
3.	Acoustic enclosure/stack for DG sets and Energy savings by Solar PV	80	15
4.	Solid Waste Management (collection, handling & transportation) and Orgaic Waste Conveter	60	10
5.	Green Area/ Landscape Area (Block green)	80	20
	Total	**440**	**82**

Brief budget outline with activities

Budget for adoption of school & Development activity in nearby Village

S. No.	Activities	1st Year	2nd Year	3rd Year	4th Year	5th Year	Total cost (₹)
	A Senior Secondary School Ghata Village, Sector - 58, Gurugram						
1	Installation of smart classes	30,00,000	38,00,000	47,00,000	50,00,000	50,00,000	2,15,00,000
2	Installation of Solar Lighting	10,00,000	10,00,000	10,00,000	10,00,000	10,00,000	50,00,000
3	R.O. Provision	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	10,00,000

4	Toilets construction	10,00,000	10,00,000	10,00,000	10,00,000	10,00,000	50,00,000
5	Providing bins & Maintain sanitation	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	10,00,000
6	Plantation	10,00,000	10,00,000	10,00,000	10,00,000	10,00,000	50,00,000
7	Computer Lab Development	4,00,000	4,00,000	4,00,000	4,00,000	4,00,000	20,00,000
8	Science Lab Development	5,00,000	5,00,000	5,00,000	6,00,000	6,00,000	27,00,000
	B CER activities in Nearby Village						
1	Sanitation facility- i.e. Providing External Cubical Toilet- in nearby Govt. school/ park/ community building	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	10,00,000
2	Provision for safe drinking water (providing RO's, water dispenser) in nearby schools, dispensary, community centre etc	10,00,000	10,00,000	10,00,000	10,00,000	10,00,000	50,00,000
5	Developing bus shelter				5,00,000	5,00,000	10,00,000
6	Periodic /annual repair/resurfacing/maintenance of roads, pathways and drains	8,00,000	8,00,000	8,00,000	8,00,000	8,00,000	40,00,000
7	Dust control with regular sprinkling of water through anti-smog gun around the area	6,00,000	6,00,000	6,00,000	6,00,000	6,00,000	30,00,000
8	Installation & Maintenance of External -weather resistant Anti-SMOG Tower -Multistage Air Purification System		40,00,000	3,00,000	3,00,000	4,00,000	50,00,000
9	Providing waste bins	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	10,00,000
10	Providing and maintaining benches, fitness/play equipment in parks	5,00,000	5,00,000	10,00,000	10,00,000		30,00,000
11	Tree Plantation, landscape development along with regular maintenance in Sector 42 , 43	10,00,000	5,00,000	5,00,000	5,00,000	5,00,000	30,00,000
12	Providing Ambulance to nearby Govt. Hospital & Dispensary , NGO			15,00,000			15,00,000
	Total - B	**43,00,000**	**78,00,000**	**61,00,000**	**51,00,000**	**42,00,000**	**2,75,00,000**
	Grand Total (A+ B)						**7,07,00,000**

S. No.	Particular	Cost in Lakhs
1.	EMP budget for adoption of school and in Nearby Village	707/-
2.	EMP budget for inside the project boundary (Capital cost)	536/-
3.	EMP budget for inside the project boundary (Recurring cost)	133/-
	Total EMP	**1376/-**

A detailed discussion was held on the documents submitted regarding construction status, treated water, Revenue Rasta, HT line, FAR, GRIHA, RWH, canal, nallah, Wildlife Sanctuary, AAI NOC, Aravali NOC, water assurance 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:

2. **M/s Experion Developers Private Limited as per allotment letter/Memo No.ZO-002/EO-018/UE-029/GALOT/0000001411 dated on 21.12.2023 issued by HSVP.**

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

A. Specific conditions:-

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

8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. 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 2815.17 sqm (20% of Total Plot area) PP shall provide green area development**
33. **06 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 provide **solar power as per HAREDA norms**.
36. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
37. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
38. The PP shall register themselves on the http://dustapphspcb.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.

S. No	Environmental Conditions
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

S. No	Environmental Conditions
	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.

S. No	Environmental Conditions
	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.

S. No	Environmental Conditions
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

S. No	Environmental Conditions
	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.

S. No	Environmental Conditions
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.
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

S. No	Environmental Conditions
	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 report and 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.

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

Project Proponent : Not Present
Consultant : Not Present

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

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

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

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

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

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

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

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

The case was taken up in 278th meeting held on 13.10.2023. However, PP submitted a letter vide email dated 12.10.2023 to the effect that they are in process to get approval from HSVP regarding development of green belt and for this purpose they need more time and

requested to give them one month's time. The committee acceded with the request of PP and deferred the case.

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

.....

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

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

The aforesaid Proposal was taken up during 170th Meeting of SEIAA held on 29.11.2023.

Upon perusal of the relevant records placed on the file and considering the recommendations made by the Appraisal Committee (SEAC); the Authority decided to refer back the case and directed the Expert Appraisal Committee to carry out site inspection of the Project site w.r.t. OM dated 18.11.2020 issued by MoEF & CC, GoI, New Delhi and to make clear cut recommendations within the scope & meaning of EIA Notification dated 14.09.2006.

The case was taken up in 283rd meeting held on 13.12.2023 After discussion, it is decided that a sub-committee of followings is constituted for site inspection of the Project site as directed by SEIAA in its 170th meeting:

1. Dr. Rajbir Singh Bondwal, IFS (Retd.), Member, SEAC
2. Dr. Vivek Saxena, Member, SEAC

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

The case was taken up in 303rd meeting held on 25.10.2024. However, neither PP nor consultant appeared before the committee. The site inspection report is still pending in this case. The committee discussed the case and decided that a reminder may be issued to the Members of the Sub-Committee to visit the site and to submit the report within 15 days since the matter is pending for long. It has also been requested to Members of Sub-Committee to take up the matter on priority basis. A separate email be also sent to Members of Sub-Committee, in this regard. The case shall be taken up as and when the site visit report is received in this case.

303.08 EC for Revision in Commercial Colony Project at Village Gurugram, Sector 104, Gurugram, Haryana by M/s Value Buildcon Pvt Ltd

Project Proponent : Not Present
Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/MIS/233526/2021 dated 31.03.2022 as per check list approved by the SEIAA/SEAC for obtaining EC under category 8(a) of EIA Notification dated 14.09.2006.

The case was recommended to SEIAA in 237th meeting of SEAC for grant of EC. PP submitted the scrutiny fee amounting to Rs.2,00,000/- vide DD No. 006050 dated 12.11.2021.

The recommendation of SEAC was taken up 141st meeting of SEIAA held on 24.05.2022 and after due deliberations; Authority decided to refer back this case to SEAC with some observations;

The case was taken up in 266th meeting held on 28.04.2023. PP submitted the reply vide email dated 25.04.2023 of observations raised by SEIAA in its 141st meeting

However, committee found the reply incomplete and further raised some observations.

Thereafter, the case was taken up in 267th meeting held on 16.05.2023. PP submitted the reply of observations raised during 266th meeting. However, committee asked PP to submit the reply in the form of an affidavit. PP submitted an affidavit dated 17.05.2023 and the committee reiterated the recommendations conveyed vide 237thMoM.

The matter was taken up in 159thmeeting of SEIAA held on 15.06.2023. The Authority after having gone through the record & upon perusal of the recommendations made by the Appraisal Committee, decided to depute Sh.Rajbir Singh Bondwal, IFS (Retd.), Member SEAC and Regional Officer of the concerned area to visit the Project site and submit a detailed report on all relevant issues within 10 days, positively. As there appears to be gaps and loose connect between the recommendations and presentation/status, mention by the Project Proponent and the Consultant in their submissions.

Appraisal Committee is also requested to give their comments/opinion on the written submissions made by Project Proponent before the SEIAA on 15.06.2023. Copy of the submissions is forwarded to the Appraisal Committee in this regard.

The case was taken up in 277thmeeting held on 04.10.2023. The PP/Consultant sent a mail dated 22.09.2023 with enclosed letter wherein PP informed that their project scheme has now been changed. Hence, PP requested to withdraw their application and allow them to submit a fresh application of their project. The committee agreed with the request of PP and further

unanimously recommended to SEIAA for the withdrawal of the project after considering the report of sub-committee constituted by SEIAA vide letter dated 21.06.2023.

The case was taken up in 168th meeting of SEIAA and referred back to SEAC with the following observations:

1. That Appraisal Committee shall make recommendations after perusing the site visit report, pending in this case.
2. That Appraisal Committee shall also look into all relevant concerns within the scope & meaning of EIA Notification dated 14.09.2006.

The case was taken up in 282nd meeting held on 08.12.2023. During discussion, the sub-committee comprised of Dr.Rajbir Singh Bondwal, IFS (Retd.), Member SEAC and Regional Officer of the concerned area were requested to submit their site visit report in this case. A separate letter shall also be written, in this regard, to concerned. The case shall be taken up after receiving of site visit report of the sub-committee.

The case was taken up in 291st meeting held on 30.04.2024. During discussion, the sub-committee comprised of Dr. Rajbir Singh Bondwal, IFS (Retd.), Member, SEAC and Regional Officer of the concerned area were again requested to submit their site visit report in this case. A separate letter shall also be written, in this regard, to concerned. The case shall be taken up after receiving of site visit report of the sub-committee.

The case was taken up in 303rd meeting held on 25.10.2024. However, neither PP nor consultant appeared before the committee. The site inspection report is still pending in this case. The committee discussed the case and decided that a reminder may be issued to the Members of the Sub-Committee to visit the site and to submit the report within 15 days since the matter is pending for long. It has also been requested to Members of Sub-Committee to take up the matter on priority basis. A separate email be also sent to Members of Sub-Committee, in this regard. The case shall be taken up as and when the site visit report is received in this case.

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