



Minutes of the 291st Meeting of the State Expert Appraisal Committee (SEAC), Haryana held on 30.04.2024 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 290th meeting were discussed and approved. In this meeting 18 nos. of agenda projects, received from SEIAA, were taken up for scoping, appraisal and grading as per agenda circulated.

The following members joined the meeting:

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

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

Project Proponent : Sh. Sanjeev Singh
Consultant : Parivesh Environmental Engineering Services

The Project Proponent submitted online Proposal No.SIA/HR/MIN/468866/2024 dated 10.04.2024 for obtaining **Environment Clearance for Expansion** under Category 1(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.005007dated 31.08.2023.

Table 1 – Basic Detail

Project Name: Environmental Clearance for Expansion of Stone (Minor Mineral) Mining & Associated Minerals with proposed production of 80,00,000 TPA (58,00,000 TPA to 80,00,000 TPA) in 64.40 ha area at Khasra No. 223min, 224 to 228 & 72 of Village Kalali & Kalyana, Tehsil Dadri, District Charkhi Dadri of Haryana by Riddhi Siddhi – Ksm Resources JV		
Sr. No.	Particulars	
1.	Online Proposal no.	SIA/HR/MIN/468866/2024
2.	Khasra No.	223min, 224 to 228, 72
3.	Lease area	64.40 Ha of Gram panchayat Stony Waste Land



4.	Total Production	80,00,000 TPA (Increase from 58,00,000 TPA to 80,00,000 TPA)	
5.	Geological Mineral Reserve	12,19,42,500 MT	
6.	Total Water demand	The required water will be supplied by private water tankers. Total water demand will be 36.1 KLD which concluded dust suppression (19.1 KLD), Plantation (13.9 KLD) and Domestic demand (3.0 KLD).	
7.	Life of Mine	14 years (18 years as per LoI in previous plan)	
8.	Location	Longitude	Latitude
		28° 33' 2.99"N to 28°33'1.930"N	76° 11' 15.646"E to 76° 11'15.303"E
9.	Total Green Area with Percentage	30.40 ha	
10.	Electricity Supply	The electricity required for the project will be sourced from nearby villages. Apart of that diesel will be used for transportation vehicles as well as machineries and that will be drawn from nearest retail outlet.	
11.	Topography of ML area	The mine lease area is consisting of ridges and valleys (Hills). The highest point in the lease area is recorded to be 361 m RL and the lowest point recorded is 252 m RL bottom pit level.	
12.	Mining Method & Technology	<p>Proposed Method of Mining: The present mining operations are designed to be carried out by mechanized open cast mining method. The entire mining operations proposed are mechanized. Apart of mining, the loading and transportation up to stack yard shall be done mechanically. It is proposed to load in the trucks/ dumpers directly to the destinations and mineral is not usually put up in this stack yard to avoid the double handling. In the present operation the bench height shall be 9mtrs. Each bench will advance one by one. While carrying out the mining operations in accordance with the above provision the overall pit slope shall be maintained the 49° the mineral bearing rocks being hard and compact.</p> <p>The first mining plan was prepared with a project life of 18 years from the date of EC. The EC in the name of M/s Ridhi Sidhi KSM Resources-JV was considered on dated 17.02.2020. Hence, 14 years are remaining for mining operation. Mining is being carried out and shall remain continue in opencast mechanized mining method.</p>	
13.	Proposed working depth	40.m	
14.	Ultimate depth of Mining	62.0 m BGL	
15.	Ground water level & Intersection	The working depth of the scheme will be 40.0. The general water table around the lease area is at 60-65 m Below Ground Surface Level so there will be no intersection of water table.	
16.	Drainage pattern/ water courses	The hill is mainly sloping both east and west direction. Initial mining shall be mainly above the general ground level with only one side of the pit having slope along hill and other side will remain open. Such situation does not warrant any water accumulation as natural drainage will be available from the other open side of the pit. However, as the mine progresses and mining continue below the general ground level as envisaged during	



		later part of lease period, the mining area will become a depression, which may warrant accumulation of water during rainy season. A scheme is proposed to prevent the accumulation of such water.
17.	Water requirement & source	The required water will be supplied by private water tankers. Total water demand will be 36.1 KLD which concluded dust suppression (19.1 KLD), Plantation (13.9 KLD) and Domestic demand (3.0 KLD).
18.	Cost of project	The capital cost for the project will be Rs.7.84 Crores including proposed lease area and machinery will be hired on contract bases.

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

1. The Letter of intent has been issued by Director of Mines & Geology, State Govt. of Haryana, Chandigarh to M/s RidhiSidhi KSM Resources-JV vide Memo No. DMG/HY/ML/Kalali&Kalyana /2018/1491 dated 26/03/2018 for stone mining over 64.40 Ha at Khasra No. 223min, 224 to 228 & 72 of Village Kalali & Kalyana, Tehsil Dadri, District Charkhi Dadri, Haryana for a period of 18 years (Remaining 14 Years). Annex 1.1 of EIA Report.
2. As per the orders of the Hon'ble Punjab and Haryana High Court dated 25.05.2019, M/s Ridhi Sidhi KSM Resources-JV received permission to conduct mining through a letter dated 09.07.2019 (memo No. DMG/ HY/ CWP No. 14247/ 2019/ 3714 Chandigarh). This permission was granted based on the Environmental Clearance issued on 03.08.2015 by the Ministry of Environment, Forest and Climate Change (MoEF&CC) to the previous leaseholder, M/s Associated Soapstone Distributing Company Pvt. Ltd. Annex 1.2 of EIA Report.
3. With reference MoEF&CC OM No. IA3-22/10/2022-IA.III [E 177258] dated 11.04.2022 Public hearing is exempted for the current project as this project has got the public hearing once done for the existing capacity and now the proposed expansion is <40%. Now we are proposing the increment of about 38% in production. Enclosed as Annex with Affidavit.
4. The District Survey Report was obtained vide Memo No. AME/ Charkhi Dadri/ 1546 dated 29.08.2023 from the Office of Mines & Geology Department, Charkhi Dadri. The lease name is listed on the page no. 18 of approved DSR report. Annex 1.3 of EIA Report.
5. As per sub-rule 8 of rule 70(1) of Haryana Minor Mineral Concession, Stocking, Transportation of Minerals & Presentation of Illegal Mining Rule, 2012, the mining plan was approved vide memo no. DMG/ HY/ MP/ Kalali-Kalyana/ 2023/ 3441 Panchkula Dated 16.06.2023 for the annual production of 80,00,000 TPA. Annex 1.4 of EIA Report.
6. The NOC has been issued from forest department of Bhiwani vide no. 1920 Dated: 20.11.2018. Annex 1.5 of EIA Report.
7. This is the existing stone mining project, environment clearance was obtained earlier from SEIAA, Haryana under category B1 vide no. SEIAA/ HR/ 2020/ 122 dated 17.02.2020. Annex 1.6 of EIA Report.
8. The consent of establish (CTE) was obtained vide no. HSPCB/ Consent/ 313100419CRDCTE6702638 dated 19.08.2019 which is valid up to 18.08.2024. Annex 1.7 of EIA Report.



9. The latest consent of operate (CTO) was renewed vide no. HSPCB/ Consent/ 313100423CRDCTO45516607 on dated 11.09.2023 which is valid upto 30.09.2025. Annex 1.8 of EIA Report.
10. The conservation plan was approved by Forest Department, Government of Haryana O/o PCCF cum Chief Wildlife Warden, Haryana on 09.10.2018 vide letter no. 2316 for mine lease period. An amount of 40 lakh have been paid to the department and remaining amount out of 3.25 crores will be paid shortly. Annex 1.10 of EIA Report.
11. There is no other mine lease available within 500m radius from proposed lease. The NOC has been obtained from Office of Mines & Geology Department, Charkhi Dadri vide Memo No. AME/ Charkhi Dadri/ 1578 dated 05.09.2023. Annex 1.12 of EIA Report.
12. Six monthly compliance reports are being submitted timely as per EC & Consent from PCB conditions. The certified compliance report has been obtained vide reference no. HSPCB/CD/2023/1452 dated 23.12.2023 from the Haryana State Pollution Control Board. Annex 1.13 of EIA Report.
13. EIA Report was prepared based on the standard ToR, issued by State Level Environment Impact Assessment Authority, Haryana vide File No. SEIAA/HR/2023/405 dated 18.09.2023 with compliances of all the conditions. Annex 1.14 of EIA Report.
14. The project cost is 7.84 Crores as CA certificate have been enclosed. CA certificate for previous EMP & CSR also obtained and enclosed. Enclosed as Annexures with affidavit.
15. Mining will be done by adopting mechanized opencast mining method for exploitation of the mineral. Drilling and blasting shall be required to dislodge the mineral. The mining method involves breaking the rocks with explosives, loading the material with excavators and haulage with dumpers.
16. The site coordinates are enclosed which are verified with the approved mining plan, both co-ordinates are same.
17. The permission of explosives has been obtained vide ref. no. 518416/NZ/Ghaziabad Region / Perm / 2022 / 249460 Ghaziabad dated 17.08.2022 from Director General of Mine Safety Ministry of Labour & Employment, GoI. Enclosed as Annexures with affidavit.
18. We hereby confirm that no complain or any litigation is pending against the proposed project.
19. The equipment details are enclosed as annexure with affidavit.
20. All the statutory requirements / approvals have been obtained.

PP further submitted following details:

GREENBELT DEVELOPMENT PLAN (5 YEARS)

This is a mining project having 64.4 ha quarry lease area. About 30.40 ha area will be converted for greenbelt till conceptual stage. Plantation will be done in 3 three years for 6966 trees/ year & its maintenance will be done in next 2 years. Remaining trees will be planted in nearby villages road or schools and others. Details of proposed plantation are given below:

PROPOSED PLANTATION DETAILS

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



PLANTATION SCHEME

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

ENVIRONMENT MANAGEMENT BUDGET (5 YEARS)

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

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

BUDGET FOR OCCUPATIONAL HEALTH & SAFETY UNDER ESR

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

ACHIEVED CSR EXPENSES

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

ACHIEVED EMP EXPENSES

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



7	Water Sprinkling for Plantation	₹ 36,21,000
8	Road Maintenance	₹ 76,12,306
Total		₹ 1,93,30,580

The equipment details are given below.

MACHINERY LIST

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

DRILLING EQUIPMENT LIST

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

A detailed discussion was held on the documents submitted regarding Previous EC, Letter of Intent (LoI), Mining Plan, Approved DSR, Wildlife conservation plan, Forest NoC, CTO, CTECA Certificate, Court case, Public Hearing, Site Coordinates, Green Area, EMP as well as the submissions made by the PP and the documents submitted.

The Committee discussed the documents of Mines & Geology Department, details, contents of affidavit and documents submitted by the PP at length. The PP has proposed rate of production from 58,00,000 TPA to 80,00,000 TPA in District Charkhi Dadri, Haryana.

The Committee during discussion asked the PP and the consultant to clarify the status of District Survey Report to which the PP replied that the DSR has been approved by the District Survey Committee under the Chairmanship of DC, Charkhi Dadri. The copy of DSR alongwith Mining Plan was circulated among the Members present in the meeting as well as to representative from Mining & Geology Department, Sh. Rajender Parshad, Assistant Mining Engineer, who was also present during the meeting has also authenticated the documents issued by Mining Department.

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



A: Specific conditions

1. The PP shall get the prior consent of the District Town Planner about the area falling under Aravali range or Natural Conservation Zone as per National Capital Region Planning Board and the Aravali notification dated 07.05.1992 as per Forest NoC issued to the project.
2. The Environmental clearance is granted subject to the Final outcome of Hon'ble Supreme Court of India, Hon'ble High Court of India and any other court of law, if any as applicable to this project.
3. The PP shall construct the pucca link roads to the mining site before the start of mining.
4. The PP shall prepare the Mine safety plan and get it approved from the competent authority before the start of mining
5. The Main haulage road in the mine should be provided with permanent water sprinklers and other roads should be regularly wetted with water tankers fitted with sprinklers.
6. Transportation of the minerals by road passing through the village shall not be allowed. A 'bypass' road should be constructed (say, leaving a gap of at least 200 meters) for the purpose of transportation of the minerals so that the impact of sound, dust and accidents could be mitigated. The Project Proponent shall bear the cost towards the widening and strengthening of existing public road network in case the same is proposed to be used for the Project. No road movement should be allowed on existing village road network without appropriately increasing the carrying capacity of such roads.
7. Likewise, Alteration or re-routing of foot paths, pagdandies, cart roads, and village infrastructure public utilities or roads (for purposes of land acquisition for mining) shall be avoided to the extent possible and in case such acquisition is inevitable, alternative arrangements shall be made first and then only the area acquired. In these types of cases, inspection Reports by site visit by experts may be insisted upon which should be done through reputed institutes.
8. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above.
9. The EMP cost on Socio Economic activities shall be used before the commencement of the project and EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment Monitoring Cell as per documents submitted.
10. The PP shall ensure that the amount as earmarked in EMP Budget for Development and Maintenance of Haulage Route as demanded by the locals during the Public Hearing be spent.
11. Socio Economic Development of the neighbourhood Habitats could be planned and executed by the Project Proponent more systematically based on the 'Need based door to door survey' by established Social Institutes/Workers. The report shall be submitted to the SEIAA on six monthly bases.
12. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. the housing may be in the form of temporary structures to be removed after the completion of the project.
13. Proponent shall appoint an Occupational Health Specialist for Regular and Periodical medical examination of the workers engaged in the Project and maintain records accordingly; also, Occupational health check-ups for workers having some ailments like BP, diabetes, habitual smoking, etc. shall be undertaken once in six months and necessary remedial/preventive measures taken accordingly. The Recommendations of National Institute for ensuring good occupational environment for mine workers shall be implemented
14. An independent study be organized during peak activity, to understand how the actual compare with the carrying capacities and further decisions taken to maintain sustainability



- of this essential stone extraction and supply activity. Project Proponent shall ensure that the road may not be damaged due to transportation of stone.
- 10 Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project.
 - 11 No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed the plantation in 33% of the total area of project site will be carried out including statutory boundary barrier, Gram Panchayat, nearby schools, hospitals and along the road in consultation with local authority or Govt. Body. Native plant species as suggested by villagers/specialist may be planted.
 - 12 Implementation of Action Plan on the issues raised during the Public Hearing shall be ensured. The PP shall complete all the tasks as per the Action Plan submitted with budgetary provisions during the Public Hearing.
 - 13 The mining operations shall be restricted to above ground water table and it should not intersect groundwater table. In case of working below ground water table, prior approval of the Ministry of Environment, forest and Climate Change and Central Ground Water Authority shall be obtained, for which a detailed hydro-geological study shall be carried out; The Report on six monthly basis on changes in Ground water level and quality shall be submitted to the Regional Office of the Ministry.
 - 14 The pollution due to transportation load on the environment will be effectively controlled & water sprinkling will also be done regularly Vehicles with PUCC only will be allowed to ply. The mineral transportation shall be carried out through covered trucks only and the vehicles carrying the mineral shall not be overloaded. Project should obtain 'PUC' certificate for all the vehicles from authorized pollution testing centres.
 - 15 There shall be planning, developing and implementing facility of rainwater harvesting measures on long terms basis in consultation with Regional Director, Central Groundwater Board and implementation of conservation measures to augment ground water resources in the area in consultation with Central Ground Water Board.
 - 16 Where ever blasting is undertaken as part of mining activity, the Project Proponent shall carry out vibration studies well before approaching any such habitats or other buildings, to evaluate the zone of influence and impact of blasting on the neighbourhood. Within 500 meters of such sites vulnerable to blasting vibrations avoidance of use of explosives and adoption of alternative means of mineral extraction, such as ripper/dozer combination/rock breakers/surface miners etc. should be seriously considered and practiced wherever practicable. A provision for monitoring of each blast should be made so that the impact of blasting on nearby habitation and dwelling units could be ascertained. The covenant of lease deed under Rule 31 of MCR 1960 provides that no mining operations shall be carried out within 50 meters of public works such as public roads and buildings or inhabited sites except with the prior permission from the competent authority
 - 17 The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies before commencement of work.
 - 18 Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.



- 19 The PP shall take precautions to suppress the dust in and around the mining site. Use of effective sprinkler system to suppress fugitive dust on haul roads and other transport roads shall be ensured.
- 20 Implementation of Haryana Government Rehabilitation and Resettlement of Land Owners' Policy as per applicability in the area.
- 21 Implementation of Environment Management Policy of the Company w.r.t. judicious use of Mineral resources for growth & development synchronizing mining & environment with prosperity.
- 22 The Project Proponent shall also take all precautionary measures during mining operation for conservation and protection of endangered flora/fauna, if any, spotted in the study area.
- 23 The illumination and sound at night at project site, disturb the villages in respect of both human and animal population. Consequent sleeping disorders and stress may affect the health in the villages located close to mining operations. Habitations have a right for darkness and minimal noise levels at night. Project Proponent must ensure that the biological clock of the villages is not disturbed; by orienting the floodlights/masks away from the villagers and keeping the noise levels well within the prescribed limits for day light/night hours.
- 24 A comprehensive study for slope stabilization of mine benches and OB dumps shall be undertaken within one year.
- 25 The PP shall manage the overburden at the mining site if left after sale.
- 26 Washing of all transport vehicles should be done inside the mining lease.
- 27 The PP shall create environment division unit in the project for implementing the conditions of Environment clearance.
- 28 The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project if any and also obtained the CTO from HSPCB after the approval from CGWA
- 29 Any change in stipulations of EC of the approved mining plan will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
- 30 The PP shall adhere to the approved mining plan and approved closure plan by the competent authority.

B: Statutory Compliance:-

1. This Environmental Clearance (EC) is subject to orders/judgment of Hon'ble Supreme Court of India, Hon'ble High Court, Hon'ble NGT and any other Court of Law, Common Cause Conditions as may be applicable.
2. The Project proponent complies with all the statutory requirements and judgment of Hon'ble Supreme Court dated 2nd August, 2017 in Writ Petition (Civil) No. 114 of 2014 in matter of Common Cause versus Union of India & Others before commencing the mining operations.
3. The State Government concerned shall ensure that mining operation shall not be commenced till the entire compensation levied, if any, for illegal mining paid by the Project Proponent through their respective Department of Mining & Geology in strict compliance of Judgment of Hon'ble Supreme Court dated 2nd August, 2017 in Writ Petition (Civil) No. 114 of 2014 in matter of Common Cause versus Union of India & Ors.
4. This Environmental Clearance shall become operational only after receiving formal NBWL Clearance from MoEF&CC subsequent to the recommendations of the Standing Committee of National Board for Wildlife, if applicable to the Project.



5. This Environmental Clearance shall become operational only after receiving formal Forest Clearance (FC) under the provision of Forest Conservation Act, 1980, if applicable to the Project.
6. Project Proponent (PP) shall obtain Consent to Operate after grant of EC and effectively implement all the conditions stipulated therein. The mining activity shall not commence prior to obtaining Consent to Establish/Consent to Operate from the concerned State Pollution Control Board/Committee.
7. The PP shall adhere to the provision of the Mines Act, 1952, Mines and Mineral (Development & Regulation), Act, 2015 and rules & regulations made there under. PP shall adhere to various circulars issued by Directorate General Mines Safety (DGMS), Mines & Geology Department, Haryana and Indian Bureau of Mines from time to time.. Also adhere to Haryana Minor Mineral Concession, Stocking, Transportation of Minerals and Prevention of Illegal Mining Rules, 2012.
8. The Project Proponent shall obtain consents from all the concerned land owners, before start of mining operations, as per the provisions of MMDR Act, 1957 and rules made there under in respect of lands which are not owned by it.
9. The Project Proponent shall follow the mitigation measures provided in MoEF& CC Office Memorandum No. Z-11013/57/2014-IA.II (M), dated 29th October, 2014, titled "Impact of mining activities on Habitations-Issues related to the mining Projects wherein Habitations and villages are the part of mine lease areas or Habitations and villages are surrounded by the mine lease area".
10. The Project Proponent shall obtain necessary prior permission of the competent authorities for drawl of requisite quantity of surface water and from CGWA for withdrawal of ground water for the project.
11. A copy of EC letter will be marked to concerned Panchayat / local NGO etc. if any, from whom suggestion / representation has been received while processing the proposal.
12. State Pollution Control Board/Committee shall be responsible for display of this EC letter at its Regional office, District Industries Centre and Collector's office/Tehsildar's Office for 30 days.
13. The Project Authorities should widely advertise about the grant of this EC letter by printing the same in at least two local newspapers, one of which shall be in vernacular language of the concerned area. The advertisement shall be done within 7 days of the issue of the clearance letter mentioning that the instant project has been accorded EC and copy of the EC letter is available with the State Pollution Control Board/Committee and web site of the Ministry of Environment, Forest and Climate Change (www.parivesh.nic.in). A copy of the advertisement may be forwarded to the concerned MoEF&CC Regional Office for compliance and record.
14. The Project Proponent shall inform the MoEF&CC for any change in ownership of the mining lease. In case there is any change in ownership or mining lease is transferred than mining operation shall only be carried out after transfer of EC as per provisions of the para 11 of EIA Notification, 2006 as amended from time to time.

I. Air Quality Monitoring and Preservation

1. The Project Proponent shall install a minimum of 3 (three) online Ambient Air Quality Monitoring Stations with 1 (one) in upwind and 2 (two) in downwind direction based on long term climatologically data about wind direction such that an angle of 120° is made between the monitoring locations to monitor critical parameters, relevant for mining operations, of air pollution viz. PM₁₀, PM_{2.5}, NO₂, CO and SO₂ etc. as per the methodology mentioned in NAAQS Notification No. B-29016/20/90/PCI/I, dated 18.11.2009 covering the aspects of transportation and use of heavy machinery in the impact zone. The ambient air quality shall also be monitored at prominent places like office building, canteen etc. as per the site condition to ascertain the exposure



characteristics at specific places. The above data shall be digitally displayed within 03 months in front of the main Gate of the mine site.

2. Effective safeguard measures for prevention of dust generation and subsequent suppression (like regular water sprinkling, metalled road construction etc.) shall be carried out in areas prone to air pollution wherein high levels of PM₁₀ and PM_{2.5} are evident such as haul road, loading and unloading point and transfer points. The Fugitive dust emissions from all sources shall be regularly controlled by installation of required equipments/ machineries and preventive maintenance. Use of suitable water-soluble chemical dust suppressing agents may be explored for better effectiveness of dust control system. It shall be ensured that air pollution level conform to the standards prescribed by the MoEF&CC/Central Pollution Control Board.

II. Water Quality Monitoring and Preservation

1. In case, immediate mining scheme envisages intersection of ground water table, then Environmental Clearance shall become operational only after receiving formal clearance from CGWA. In case, mining operation involves intersection of ground water table at a later stage, then PP shall ensure that prior approval from CGWA and MoEF&CC is in place before such mining operations. The permission for intersection of ground water table shall essentially be based on detailed hydro-geological study of the area.
2. Regular monitoring of the flow rate of the springs and perennial Nallahs flowing in and around the mine lease shall be carried out and records maintain. The natural water bodies and or streams which are flowing in an around the village, should not be disturbed. The Water Table should be nurtured so as not to go down below the pre-mining period. In case of any water scarcity in the area, the Project Proponent has to provide water to the villagers for their use. A provision for regular monitoring of water table in open dug wall located in village should be incorporated to ascertain the impact of mining over ground water table. The Report on changes in Ground water level and quality shall be submitted on six-monthly basis to the Regional Office of the Ministry, CGWA and State Groundwater Department / State Pollution Control Board.
3. Project Proponent shall regularly monitor and maintain records w.r.t. ground water level and quality in and around the mine lease by establishing a network of existing wells as well as new piezometer installations during the mining operation in consultation with Central Ground Water Authority/ State Ground Water Department. The Report on changes in Ground water level and quality shall be submitted on six-monthly basis to the Regional Office of the Ministry, CGWA and State Groundwater Department / State Pollution Control Board.
4. The Project Proponent shall undertake regular monitoring of natural water course/ water resources/ springs and perennial Nallahs existing/ flowing in and around the mine lease and maintain its records. The project proponent shall undertake regular monitoring of water quality upstream and downstream of water bodies passing within and nearby/ adjacent to the mine lease and maintain its records. Sufficient number of gullies shall be provided at appropriate places within the lease for management of water. PP shall carryout regular monitoring w.r.t. pH and included the same in monitoring plan. The parameters to be monitored shall include their water quality vis-à-vis suitability for usage as per CPCB criteria and flow rate. It shall be ensured that no obstruction and/ or alteration be made to water bodies during mining operations without justification and prior approval of MoEF&CC. The monitoring of water courses/ bodies existing in lease area shall be carried out four times in a year viz. pre- monsoon (April-May), monsoon (August), post-monsoon (November) and winter (January) and the record of monitored data may be sent regularly to Ministry of Environment, Forest and Climate Change and its Regional Office, Central Ground Water Authority and Regional Director, Central



Ground Water Board, State Pollution Control Board and Central Pollution Control Board. Clearly showing the trend analysis on six-monthly basis.

5. Quality of polluted water generated from mining operations which include Chemical Oxygen Demand (COD) in mines run-off; acid mine drainage and metal contamination in runoff shall be monitored along with Total Suspended Solids (TDS), Dissolved Oxygen (DO), pH and Total Suspended Solids (TSS). The monitored data shall be uploaded on the website of the company as well as displayed at the project site in public domain, on a display board, at a suitable location near the main gate of the Company. The circular No. J-20012/1/2006-IA.II (M) dated 27.05.2009 issued by Ministry of Environment, Forest and Climate Change may also be referred in this regard.
6. Project Proponent shall plan, develop and implement rainwater harvesting measures on long term basis to augment ground water resources in the area in consultation with Central Ground Water Board/State Groundwater Department. A report on amount of water recharged needs to be submitted to Regional Office MoEF&CC annually.
7. Industrial waste water (workshop and waste water from the mine) should be properly collected and treated so as to conform to the notified standards prescribed from time to time. The standards shall be prescribed through Consent to Operate (CTO) issued by concerned State Pollution Control Board (SPCB). The workshop effluent shall be treated after its initial passage through Oil and grease trap.
8. The water balance/water auditing shall be carried out and measure for reducing the consumption of water shall be taken up and reported to the Regional Office of the MoEF& CC and State Pollution Control Board/Committee.

III. Noise and Vibration Monitoring and Prevention

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

IV. Mining Plan

1. The Project Proponent shall adhere to the working parameters of mining plan which was submitted at the time of EC appraisal wherein year-wise plan was mentioned for total excavation i.e. quantum of mineral, waste, over burden, inter burden and top soil etc.. No change in basic mining proposal like mining technology, total excavation, mineral & waste production, lease area and scope of working (viz. method of mining, overburden & dump management, O.B & dump mining, mineral transportation mode, ultimate depth of mining etc.) shall not be carried out without prior approval of the Ministry of Environment, Forest and Climate Change, which entail adverse environmental impacts, even if it is a part of approved mining plan modified after grant of EC or granted by State Govt. in the form to Short Term Permit (STP), Query license or any other name.



2. The Project Proponent shall get the Final Mine Closure Plan along with Financial Assurance approved from Indian Bureau of Mines/Department of Mining & Geology as required under the Provision of the MMDR Act, 1957 and Rules/ Guidelines made there under. A copy of approved final mine closure plan shall be submitted within 2 months of the approval of the same from the competent authority to the concerned Regional Office of the Ministry of Environment, Forest and Climate Change and SEIAA for record and verification.
3. The land-use of the mine lease area at various stages of mining scheme as well as at the end-of-life shall be governed as per the approved Mining Plan. The excavation vis-à-vis backfilling in the mine lease area and corresponding afforestation to be raised in the reclaimed area shall be governed as per approved mining plan. PP shall ensure the monitoring and management of rehabilitated areas until the vegetation becomes self-sustaining. The compliance status shall be submitted half-yearly to the MoEF&CC and its concerned Regional Office.

V. Land Reclamation

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



adjoining area which shall also help in providing adequate retention time period thereby allowing proper settling of sediments/silt material. The sedimentation pits/ sumps shall be constructed at the corners of the garland drains.

8. The top soil, if any, shall temporarily be stored at earmarked site(s) within the mine lease only and should not be kept unutilized for long. The physical parameters of the top soil dumps like height, width and angle of slope shall be governed as per the approved Mining Plan and as per the guidelines framed by DGMS w.r.t. safety in mining operations shall be strictly adhered to maintain the stability of dumps. The topsoil shall be used for land reclamation and plantation purpose.

VI. Transportation

1. No Transportation of the minerals shall be allowed in case of roads passing through villages/ habitations. In such cases, PP shall construct a 'bypass' road for the purpose of transportation of the minerals leaving an adequate gap (say at least 200 meters) so that the adverse impact of sound and dust along with chances of accidents could be mitigated. All costs resulting from widening and strengthening of existing public road network shall be borne by the PP in consultation with nodal State Govt. Department. Transportation of minerals through road movement in case of existing village/ rural roads shall be allowed in consultation with nodal State Govt. Department only after required strengthening such that the carrying capacity of roads is increased to handle the traffic load. The pollution due to transportation load on the environment will be effectively controlled and water sprinkling will also be done regularly. Vehicular emissions shall be kept under control and regularly monitored. Project should obtain Pollution under Control (PUC) certificate for all the vehicles from authorized pollution testing centers.
2. The Main haulage road within the mine lease should be provided with a permanent water sprinkling arrangement for dust suppression. Other roads within the mine lease should be wetted regularly with tanker-mounted water sprinkling system. The other areas of dust generation like crushing zone, material transfer points, material yards etc. should invariably be provided with dust suppression arrangements. The air pollution control equipments like bag filters, vacuum suction hoods, dry fogging system etc. shall be installed at Crushers, belt-conveyors and other areas prone to air pollution. The belt conveyor should be fully covered to avoid generation of dust while transportation. PP shall take necessary measures to avoid generation of fugitive dust emissions.

VII. Green Belt

1. The Project Proponent shall develop greenbelt in 7.5m wide safety zone all along the mine lease boundary as per the guidelines of CPCB in order to arrest pollution emanating from mining operations within the lease. The whole Green belt shall be developed within first 5 years starting from windward side of the active mining area. The development of greenbelt shall be governed as per the EC granted irrespective of the stipulation made in approved mine plan.
2. The Project Proponent shall carryout plantation/afforestation in backfilled and reclaimed area of mining lease, around water body, along the roadsides, in community areas etc. by planting the native species in consultation with the State Forest Department/ Agriculture Department/ Rural development department/Tribal Welfare Department/Gram Panchayat such that only those species be selected which are of use to the local people. The CPCB guidelines in this respect shall also be adhered. The density of the trees should be around 2500 saplings per Hectare. Adequate budgetary provision shall be made for protection and care of trees.



3. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
4. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
5. The Project Proponent shall make necessary alternative arrangements for livestock feed by developing grazing land with a view to compensate those areas which are coming within the mine lease. The development of such grazing land shall be done in consultation with the State Government. In this regard, Project Proponent should essentially implement the directions of the Hon'ble Supreme Court with regard to acquisition of grazing land. The sparse trees on such grazing ground, which provide mid-day shelter from the scorching sun, should be scrupulously guarded/ protected against felling and plantation of such trees should be promoted.
6. The Project Proponent shall undertake all precautionary measures for conservation and protection of endangered flora and fauna and Schedule-I species during mining operation. A Wildlife Conservation Plan shall be prepared for the same clearly delineating action to be taken for conservation of flora and fauna. The Plan shall be approved by Chief Wild Life Warden of the State Govt. and implemented in consultation with the State Forest and Wildlife Department. A copy of Wildlife Conservation Plan and its implementation status (annual) shall be submitted to the Regional Office of the Ministry.
7. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VIII. Public Hearing and Human Health Issues

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



- Neurologist, and Manganese (Mn) Estimation in Blood; For Inorganic Chromium-Fortnightly skin inspection of hands and forearms by a responsible person. Except routine tests all tests would be carried out in a Lab accredited by NABH. Records of Health Surveillance must be kept for 30 years, including the results of and the records of Physical examination and tests. The record of exposure due to materials like Asbestos, Hard Rock Mining, Silica, Gold, Kaolin, Aluminum, Iron, Manganese, Chromium, Lead, Uranium need to be handed over to the Mining Department of the State in case the life of the mine is less than 30 years. It would be obligatory for the State Mines Departments to make arrangements for the safe and secure storage of the records including X-Ray. Only conventional X-Ray will be accepted for record purposes and not the digital one). X-Ray must meet ILO criteria (17 x14 inches and of good quality).
4. The Proponent shall maintained a record of performance indicators for workers which includes (a) there should not be a significant decline in their Body Mass Index and it should stay between 18.5 -24.9, (b) the Final Chest X-Ray compared with the base line X-Ray should not show any capacities ,(c) At the end of their leaving job there should be no Diminution in their Lung Functions Forced Expiratory Volume in one second (FEV1), Forced Vital Capacity (FVC), and the ratio) unless they are smokers which has to be adjusted, and the effect of age, (d) their hearing should not be affected. As a proof an Audiogram (first and last need to be presented), (e) they should not have developed any Persistent Back Pain, Neck Pain, and the movement of their Hip, Knee and other joints should have normal range of movement, (f) they should not have suffered loss of any body part. The record of the same should be submitted to the Regional Office, MoEF&CC annually along with details of the relief and compensation paid to workers having above indications.
 5. The Project Proponent shall ensure that Personnel working in dusty areas should wear protective respiratory devices and they should also be provided with adequate training and information on safety and health aspects.
 6. Project Proponent shall make provision for the housing for workers/labors or shall construct labor camps within/outside (company owned land) with necessary basic infrastructure/ facilities like fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche for kids etc. The housing may be provided in the form of temporary structures which can be removed after the completion of the project related infrastructure. The domestic waste water should be treated with STP in order to avoid contamination of underground water.
 7. The activities proposed in Action plan prepared for addressing the issues raised during the Public Hearing shall be completed as per the budgetary provisions mentioned in the Action Plan and within the stipulated time frame. The Status Report on implementation of Action Plan shall be submitted to the concerned Regional Office of the Ministry along with District Administration.

IX. Corporate Environment Responsibility (CER)

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



X. Miscellaneous

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

291.02 EC for Proposed Group Housing Project with two different segments/components namely residential & commercial in the revenue estate of village Ghata and HaidarpurViran (Wazirabad) site in Sector-56, District Gurugram by M/s JHS Estate Pvt. Ltd.

Project Proponent : Not Present
Consultant : VardanEnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/469668/2024 dated 17.04.2024 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.171767 dated 10.03.2024.

The case was taken up in 291st meeting held on 30.04.2024. However PP requested vide letter dated 25.04.2024 to defer their case they could not attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred their case.

291.03 EC for Mix Land Use Colony Project under TOD Policy (5.29375 Acres) located at Village- Badha, Sector-85, Gurugram, Haryana by M/s Jai Ganga Realtech LLP

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

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/468254/2024 dated 08.04.2024 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.500037 dated 05.04.2024.



Table 1 – Basic Detail

Project Name: Environmental Clearance for Mix land use under TOD Policy over an area measuring 5.29375 acres in village-Badha, Sector-85, Gurugram Manesar urban Complex, District- Gurugram, Haryana by M/s Jai Ganga Realtech LLP

Sr. No.	Particulars		
1.	Online Proposal no.	SIA/HR/INFRA2/468254/2024	
2.	Latitude	28°24'21.94"N	
3.	Longitude	76°57'4.89"E	
4.	Plot Area	21423.012 sqm	
5.	Total FAR Proposed	78,154.527 sqm	
6.	Proposed Ground coverage	3,253.668 sqm	
7.	Total Non -FAR	34,054.608 sqm	
8.	Total Built Up area	1,12,209.135 sqm	
9.	Total Green Area with Percentage	5,981.474 sqm (27.92% of the plot area)	
10.	Rain Water Harvesting	06 No	
11.	Total Parking	872 ECS	
12.	Power Requirement	3,625.82 kVA	
13.	Power Backup	3 DG Sets (1,500 kVA each)	
14.	Total Water Requirement	318 KLD	
15.	Total Domestic Water	293 KLD	
16.	Fresh Water Requirement	209 KLD	
17.	Treated water Requirement	226 KLD	
18.	Wastewater Generation	251 KLD	
19.	Proposed STP Capacity	305 KLD	
20.	Solid Waste Generated	1839 kg/day	
21.	Total Population	4750	
22.	Dwelling unit (Residential +EWS+ Domestic Servants)	714(514+93+97)	
23.	Max. height of building	205.0 M	
24.	Max. No of floors	G+59	
25.	No of Towers	A (G + 57), Tower B (G + 59), Tower C (G + 57), EWS Block (G + 5), Commercial Block A (G + 2) and Commercial Block B (G + 2).	
26.	Total Cost of the project:	590.58 Cr	
27.	Commercial Facilities	2	
28.	R+U Value of material used (Glass)	2.67 W/m 2 ⁰ C	
29.	EMP Budget (Per year)	Capital Cost 590 Lakhs Recurring Cost 92.75 Lakhs	
30.	Incremental Load in respect of	i) PM 2.5	0.0007 µg/m3
		ii) PM10	0.0014 µg/m3
		iii) SO2	0.0041 µg/m3
		iv) NO2	0.0019 µg/m3
		v) CO	0.0043 µg/m3
31.	Status of construction	No construction is done at the project site	
32.	Construction phase	Power back up	100 KVA
33.		Water	100 ML &Private water tankers



The case was taken up in 291st meeting held on 30.04.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied vide letter dated 01.05.2024 along with an affidavit mentioning therein as under:

1. That we M/s Jai Ganga Realtech LLP have planned for Mixed Land Use Colony Project at Village Badha, Secto-85, Gurugram, Haryana and having its registered office at Ground Floor, Tower – A, Vatika Towers, Sector 54, Golf Course Road, Gurugram – 122001, Haryana.
2. That we will provide adequate savings through solar power.
3. That we are in process to obtained revenue rasta permission for laying of services. Acknowledgment copy along with copy of demand draft is enclosed as Annexure A.
4. That we will maintain revenue rasta for public use.
5. That we have proposed Rs 10 lakhs for wildlife activity plan which is part of EMP Budget.
6. That we have proposed 6 rainwater harvesting pits for our project.
7. That there is no court case pending on our project site.
8. There is no litigation pending against the project Mix land use under TOD Policy over an area measuring 5.29375 acres at village Badha , Sector-85, Gurugram Manesar urban Complex, District Gurugram, Haryana and that for any such litigation what so ever; the sole responsibility will be borne by the Project Proponent.

PP submitted an undertaking stating therein as under:

1. That we M/s Jai Ganga Realtech LLP, have proposed a Mix Land Use Colony Project at Village Badha, Sector 85, Gurugram, Haryana and having its corporate office at Ground Floor, Tower – A, Vatika Towers, Sector 54, Golf Course Road, Gurugram – 122001, Haryana.
2. That, we will install solar power plant of 100 kVA.
3. That, the total Main Dwelling units are 524 No's, EWS units are 93 No's and Domestic servant units are 97 No's.
4. That, Tower A (G + 57), Tower B (G + 59), Tower C (G + 57), EWS Block (G + 5), Commercial Block A (G + 2) and Commercial Block B (G + 2).

Table 2 – EMP Detail

DURING CONSTRUCTION PHASE		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Labor Sanitation & Wastewater Management	15	3.75
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20	5.0
Storm Water Management (temporary drains and sedimentation basin)	10	2.5
Solid Waste Management	5	1.25
TOTAL	50	12.5

DURING OPERATION PHASE		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
Sewage Treatment Plant	125	31.25
Rainwater Harvesting System	18	4.5



Solid Waste Management	12	3
Environmental Monitoring	0	9
Green Area/ Landscape Area	30	7.5
Others (Energy saving devices, miscellaneous)	100	25
Socio-Economic		
Setting up solar lighting facilities in Sikandarpur Badha Village, Badha Village, & Hayatpur Village	100	---
Plantation in Sikandarpur Badha Village, Badha Village, & Hayatpur Village	50	---
Providing sanitation facility in Sikandarpur Badha Village, Badha Village, & Hayatpur Village	25	---
Cow shelter in nearby village Badha and Hayatpur	20	---
Development of roads in nearby village Badha and Hayatpur	50	---
FUND ALLOCATED FOR WILDLIFE CONSERVATION		
Plantation of tress	3.0	---
Digging of Ponds	2.0	---
Construction of feeding Platforms and enclosure	2.0	---
Awareness Generation	2.0	---
Putting artificial nests on trees	1.0	---
TOTAL	540	80.25

TOTAL EMP BUDGET		
COMPONENT	CAPITAL COST (INR LAKH)	RECURRING COST (INR LAKH/YR)
During Construction Phase	50	12.5
During Operation Phase	540	80.25
TOTAL	590	92.75

A detailed discussion was held on the documents submitted regarding EDS reply, building plan, RWH, Solar Power, Water Assurance, License, Power Assurance, TOD, Green Area, EMP, Wild Life Activity Plan, Revenue Rasta as well as the submissions made by the PP and the documents submitted.

Further, the committee was also of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Jai Ganga Realtech LLP** (formerly known as MRG Estate LLP) **(as per license issued by DTCP vide Endst No. LC-5125/JE(SK)/2023/36344 dated 27.10.2023)** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

Specific conditions:-

- 1) **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
- 2) Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
- 3) The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
- 4) The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be



implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.

- 5) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
- 6) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
- 7) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
- 8) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- 9) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used
- 10) The PP shall install electric charging points for charging of electric vehicles.
- 11) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
- 12) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 13) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
- 14) The PP shall not carry any construction below the HT Line passing through the project, if any.
- 15) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
- 16) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
- 17) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
- 18) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
- 19) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
- 20) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.



- 21) The PP may provide electric charging stations to facilitate electric vehicle commuters.
- 22) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 23) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
- 24) The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **5,981.474 sqm (27.92% of the plot area) shall be provided for green area development.**
- 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) **06 Rain Water Harvesting recharge pits shall be provided for ground water recharging as per the CGWB norms.**
- 28) **The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.**
- 29) The PP shall register themselves on 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.

Statutory Compliance:

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



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

I Air Quality Monitoring and Preservation

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

II Water Quality Monitoring and Preservation

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



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



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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

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



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

V Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.



- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

- i. The project proponent shall comply with the provisions of CER, as applicable.



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

X Miscellaneous

- i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- vi. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- vii. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.
- ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.
- x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance
- xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.



- xii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiii. The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xiv. The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xv. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer(s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvi. The above conditions shall be enforced, inter-alia under the provisions of the Water(Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

291.04 Proposed Modification/ Amendment in Environment Clearance of "Group Housing Project over land measuring area 25.087 acres (The Arbour), Village Maidawas, Sector-63, Gurugram, Haryana by M/s DLF Home Developers Limited

Project Proponent : Sh. Rahul Sharma
Consultant : Ind Tech House Consult

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/468860/2024 dated 09.04.2024 for obtaining **Modification/Amendment in Environment Clearance** under Category 8(b) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.523227 dated 28.03.2024.

The case was taken up in 291st meeting held on 30.04.2024. The committee discussed the case and raised some observations to which PP replied vide letter dated 30.04.2024 alongwith an affidavit dated 30.04.2024 mentioning therein as under:

- That, the first EC was obtained from State Environment Impact Assessment Authority (SEIAA), Haryana vide EC identification no. EC22B039HR137715 dated 11/06/2022 for total plot area 101523.9 sqm and total built up area 455952.10 sqm. Further expansion in EC for the projects was obtained vide EC identification no. EC23B039HR116175 dated 24/04/2023 for total plot area 101523.9 sqm and total built up area 596893.10 sqm.
- That, the modification/amendment in Environment Clearance has been applied due to a minor adjustment in the placement of Tower E and Tower D in the south pocket, as these two towers have been moved slightly backwards. Additionally, construction of a tunnel (underpass) to connect pocket A and B and additional provision of an eco-bridge (foot over bridge) has also been proposed.
- That, the revised building plan has been approved in-principle by DTCP vide Memo No. ZP-152/PA(DK)/2024/13197 dated 29.04.2024. The built up area of underpass has been included in built up area. However, the overall built up area remains same as per previous environmental clearance obtained vide EC identification no. EC23B039HR116175 dated 24/04/2023.
- That, the copy of the approval from DTCP vide Memo No. ZP-152/PA(DK)/2024/13197 dated 29.04.2024 is attached as Annexure 1.



- That, the Comparative statement of the project is as below:

SN	Description	Particulars as per previous EC dated 24.04.2023	Proposed Amendment	Total After Amendment	Unit
1	Plot Area	101523.9	No change	101523.9	sqm
2	Proposed Built Up Area	596893.1	No change	596893.1	sqm
3	Proposed Green Area	21545.44	135.78	21681.22	sqm
4	Total no of Saleable DU's	1137	No change	1137	No.
5	Total EWS Units	201	No change	201	No.
6	Max Height of Building (Upto Mumty Machine rm.)	152	No change	152	m
7	Max No of Floors	3B+S+39	No change	3B+S+39	no.
8	Expected Population	11223	No change	11223	no.
9	Total Water Requirement	1031	No change	1031	KLD
10	Fresh water requirement	637	No change	637	KLD
11	Waste water Generation	724	No change	724	KLD
12	Proposed STP Capacity	925	No change	925	KLD
13	No of RWH of Pits Proposed	24	No change	24	No.
14	Total Proposed Parking	3709	No change	3709	ECS
15	Municipal Solid Waste Generation	4.77	No change	4.77	TPD
16	Total Power Requirement	14307	No change	14307	KW
17	DG set backup	19600	No change	19600	KVA

- That, all other parameters of the project remains same as per the environmental clearance obtained vide EC identification no. EC23B039HR116175 dated 24/04/2023.
- That, as on date, the expense against EMP incurred for the project is Rs.35 Lacs.
- That, Revised green area details along with proposed list of trees species is attached as **Annexure 2**.

The committee after discussion considered the reply and is of the unanimous view that the case is recommended to SEIAA for granting Modification/Amendment in earlier Environmental Clearance Identification no.EC-23-B-039-HR-116175 issued on 24.04.2023 under EIA Notification dated 14.9.2006 whereas all other contents and conditions mentioned in the earlier issued Environment Clearance will remain same.

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

Project Proponent : Sh. Abhishek Sharma
Consultant : Vardan EnviroNet

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

The case was taken up in 289th meeting held on 29.03.2024. However, the case was deferred on request of PP as the Certified Compliance Report could not be obtained till date.



Table 1 – Basic Detail

Name of the project: EC for the Proposed Expansion of Residential Group Housing Colony in the Revenue Estate of Village Kherki Daula, Sector 76, Gurugram, Haryana by Whiteland Corporation Private Limited				
Sr. No.	Particulars	As Per Earlier EC	Expansion	Area (S.qm)
1.	Online Proposal no.	SIA/HR/INFRA2/466324/2024		
2.	Latitude	28°23'39.02"N		
3.	Longitude	76°59'24.30"E		
4.	Plot Area	48400.326 Sqm	9,372.100Sqm	57772.426 Sqm
5.	Net Plot Area	38,700.858 Sqm	7,247.500 Sqm	45,948.358 Sqm
6.	Total FAR Proposed	141711.916 Sqm	42,625.536 Sqm	184337.452 Sqm
7.	Proposed Ground coverage	11,268.390 sqm	1,373.547 sqm	12,641.937 sqm
8.	Total Non -FAR	1,15,629.484Sqm	22,533.514 Sqm	1,38,162.998Sqm
9.	Total Built Up area	257341.40sqm	65159.050 sqm	322500.45sqm
10.	Total Green Area with Percentage	9675.215 sqm 25%	3,505.324 sqm	13180.538 sqm (28.68%of net plot area)
11.	No of RWH of Pits Proposed	12	2	14
12.	Total Parking	1,550 ECS	533 ECS	2,083 ECS
13.	Power Requirement	7,317 KVA	329 KVA	7,646 KVA
14.	Power Backup	6 Nos of DG Total Capacity 6,530 kVA (2 x 1500 kVA + 3 X 1010 kVA + 1 x 500 kVA)	1 x 500 kVA	7 Nos of DG Total Capacity 7,030 kVA (2 x 1500 kVA + 3 x 1010 kVA + 2 x 500 kVA)
15.	Total Water Requirement	551 KLD	172 KLD	723 KLD
16.	Domestic water	357 KLD	116 KLD	473 KLD
17.	Fresh Water Requirement	357 KLD	116 KLD	473 KLD
18.	Treated Water	194 KLD	56 KLD	250 KLD
19.	Wastewater Generation	424 KLD	131 KLD	555 KLD
20.	Proposed STP Capacity	660 KLD	190 KLD	850 KLD
21.	Solid Waste Generation	2,987 kg/day	917 kg/day	3,904 kg/day
22.	Organic waste converter	2 nos. of Organic waste converters of capacity 2,500 Kg/day = (2×1,250 Kg/day	500 Kg/day	2 nos. of Organic waste converters of capacity 3,000 Kg/day = (2 × 1,500 Kg/day)
23.	Bio Degradable waste	1170Kg/day	1189 Kg/day	2,359 Kg/day
24.	Total Population	6,985	1,946	8,931
25.	Max. height of building	157.70 m Max. Till terrace floor	8.55 m	166.250 meter Max
26.	Dwelling unit	619	253	872
27.	EWS Unit	112	48	160
28.	Domestic Servant Unit	134	24	158
29.	Main towers	9	2	11
30.	EWS	1	-	1
31.	Community building	1	-	1
32.	Commercial /Convenient Shopping	1	-	1
33.	Nursery School	1	-	1
34.	Max. No of floors	(B3 + B2 + B1 + G/S+		(B3 + B2 + B1 + G/S+ 42) Max.



		42) Max.		
35.	Total Cost of the project:	1,785.8023 Crore	632.7946 Crore	2,418.5969 Crore
36.	EMP Cost/Budget	Rs. 1,785 Lakhs	Rs. 130 Lakh	Rs. 1,915 Lakh
37.	Incremental Load in respect of		PM 2.5	0.0038 µg/m ³
			PM 10	0.00656 µg/m ³
			PM 10	0.00656 µg/m ³
			NO ₂	0.0086 µg/m ³
			CO	0.0000052 mg/m ³
38.	Construction Phase:	Power Back-up		1 x 500 kVA
		Water Requirement & Source		10 KLD
		STP (Modular)		10 KLD
		Anti-Smoke Gun		1 Nos

Table FAR

	TOD	N TOD
Plot Area (S.qm)	23,411.027	34,361.399
Permissible FAR	250 % + 15 % IGBC = 265 %	175 % + 15 % IGBC = 190 %
Permissible FAR	62,039.222 m²	65,286.658 m²
TDR FAR	Certificate No. 01-1113 of 2022 dated 28.11.2022 = 34,272.0346 m ² (A) Certificate No. 501-1023 of 45/2023 dated 31.08.2023 = 16,092.3077 m ² (B) Certificate No. 1024 – 1267 of 45/ 2023 dated 31.08.2023 = 7,507.7161 m ² (C) Total FAR under TDR (A+B+C) = 57,872.058 m²	
Total Permissible FAR	1,85,197.938 m²	
Total Proposed FAR	1,84,337.452 m²	

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

- That we have obtained CCR from the regional office MoEF and CC dated 23.04.2024.
- That in the earlier Environment Clearance area we are adding 2 towers with 2.3159 Acre (9,372.100 S.qm) land parcel containing 65,159.050S.qm built –up area. Hence total proposed built –up area comes to be 3,22,500.450S.qm on 57,772.426 S.qm (14.276 Acre) plot area.
- That we have approved FAR of 2.50 under TOD policy at 5.785 plot area and FAR of 1.75 on Non TOD 8.4909 acre plot area in our approved zoning plan. We have also obtained 15 % extra FAR for IGBC platinum precertified and TDR certificate has been also granted for 57,872.06 m² FAR under TDR policy.
- That building plan is yet to be approved.
- That we have obtained all the NOC including (Aravali, Forest, Structure stability, Airport, Water, Sewerage and Power assurance) from the concerned department for proposed expansion area.
- That there is no HT line passing through the project site.
- That there is no litigation pending against project site and project.



- That we will maintain 4 meter of distance between each tree in green belt development.
- That we will increase solar panel capacity to 80 kVA.

Table 2 – EMP Details

During Construction Phase			During Operational Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	5.00	25.00	Waste Water Management (Sewage Treatment Plant/Effluent Treatment Plant)	300.00	350.00
Garbage & Debris disposal	10.0	10.0	Solid Waste Management (Dust bins)	60.00	150.00
Green Belt Development	10.0	15.0	Green Belt Development	150.00	180.0
Air, Noise, Soil, Water Monitoring	0.00	10.00	Monitoring for Air, Water, Noise & Soil	00.00	20.0
Rainwater harvesting system	50.0	10.00	Rainwater harvesting system	00.00	50.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	50.0	10.0	DG Sets including stack height and acoustics	200.00	20.00
Medical cum First Aid facility (providing medical room & Doctor)	20.0	80.0	Energy Saving (Solar Panel system)	40.0	10.00
Storm Water Management (temporary drains and sedimentation basin)	30.00	10.00	Providing Desktop Nearby Village KherkiDaula	20.00	0.00
			Adoption of nearby pond Baba Joharwala mandir pond Pond ID: 01-HR-GG-MG-GM-0160-SHIK-001	20.00	0.00
Total	175.00	170.00	Total	790.00	780.00
G. Total	Rs. 1,915 Lakh				

A detailed discussion was held on the documents submitted regarding previous EC, TDR, FAR & Non-FAR Area, Building Plan, CCR, Revenue Rasta, HT line, AAI, Aravali, Forest NoC, Towers Details, Power Assurance, EMP, Solar Power, Structure Stability, Green area, Water Assurance, Sewer Assurance, Zoning 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 to Whiteland Corporation Pvt. Ltd & Nipper Propbuild Pvt. Ltd. In collaboration with Whiteland Corporation Pvt. Ltd (as per the License issued by DTCP vide Endst No.LC-4772-B/JE(SB)-2023/28230 dated 25.08.2023)** under EIA Notification dated



14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

A. Specific conditions:-

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



14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 13180.538 sqm(28.68% of net plot area)shall be provided for green area development.**
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. **14 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
26. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
27. The PP shall increase solar panel capacity to 80 kVA.
28. **The PP shall adopt a Pond at Baba Joharwala mandir pond Unit ID: 01-HR-GGM-GGM-0160-SHIK-001) for its rejuvenation and beautification**
29. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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



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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

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



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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.



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

V Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.



VI Green Cover

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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

VIII Human Health Issues

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.



- iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- v. Occupational health surveillance of the workers shall be done on a regular basis.
- vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

IX Corporate Environment Responsibility

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

X Miscellaneous

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



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

291.06 Environmental Clearance for the project-Group Housing at Sector-80, Gurugram, Haryana by M/s Ashiana Housing Ltd.

Project Proponent : Sh. Tafheem Khan
Consultant : Perfact Enviro Solutions Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/466782/2024 dated 21.03.2024 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No. 020474 dated 15.03.2024.

The case was taken up in 289th meeting held on 29.03.2024. However, consultant requested vide letter dated 26.03.2024 to defer their case due to non-availability of Project Proponent and other relevant technical personnel on the day of meeting. The committee acceded with the request of PP and deferred their case.

Table 1 – Basic Detail

Project Name: Environmental Clearance for the project-Group Housing at Sector-80, Gurugram, Haryana being developed by M/s Ashiana Housing Limited		
Sr. No.	Particulars	
1.	Online Proposal no.	SIA/HR/INFRA2/466782/2024
2.	Latitude	28°21'58.48"N
3.	Longitude	76°57'47.96"E
4.	Plot Area	43705.22 m2



5.	Total FAR Proposed	81634.76 m ²	
6.	Proposed Ground coverage	15292.47 m ²	
7.	Basement area	29779.51 m ²	
8.	Total Non -FAR	35,202.08 m ²	
9.	Total Built Up area	146616.35 m ²	
10.	Total Green Area with Percentage	16052.85 m ² (i.e.36.7% of the total plot area) Green area of 8403.88m ² (19.23% of Plot Area) will be developed on ground Green Area 8337.41 m ² will be provided on the podium 7648.97 m ² on the basement.	
11.	Rain Water Harvesting Pits	18 Nos	
12.	Total Parking	1109 ECS	
13.	Total Population	4342	
14.	Power Requirement	5188 kVA	
15.	Power Backup	1 x600 kVA, 1 x750 kVA & 2x1010 kVA	
16.	Total Water Requirement	624 KLD	
17.	Fresh Water Requirement	368 KLD	
18.	Treated Water Reuse	256 KLD	
19.	Wastewater Generation	472 KLD	
20.	Proposed STP Capacity	600 KLD	
21.	Solid Waste Generation	1791 kg/day	
22.	Bio Degradable waste	1075.0 kg/day	
23.	organic waste converter	716 kg/day	
24.	Max. height of building	75.3 M	
25.	Dwelling unit	536	
26.	EWS units	95	
27.	Basement	1 No.	
28.	Community Center	Club -1 no	
29.	Max. No of floors	4 Residential Towers - G + 22 2 Residential Towers - G + 23 1 Club - G + 1 1 Learning Hub - G 1 EWS & Commercial Building - G + 7	
30.	Total Cost of the project:	515 Crore	
31.	R+U Value of Material used (Glass)	R value= 2.28 Sq m. Deg C/ Watts U value = 0.44 Watts/ Sq m. Deg C	
32.	CER	Rs. 20.00 lakhs	
33.	EMP Cost/Budget	Capital Cost - Rs. 1015.5 lakhs Recurring - Rs. 54.5 lakhs/year	
34.	Incremental Load in respect of:	i. PM 2.5	0.339 µg/m ³
		ii. PM 10	0.368 µg/m ³
		iii. SO ₂	0.396 µg/m ³
		iv. NO ₂	0.566 µg/m ³
		v. CO	0.003 mg/m ³
35.	Construction Phase:	Power	DG Set 1 x 125 KVA
		Total 14 KLD water will be required for domestic & flushing purposes which will be sourced from Tanker supply.	



		Wastewater of 05 KLD will be generated which will be treated into packaged STP.
		02 no. of Antismog guns will be installed at the site.

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

1. The land is allotted by Haryana State Industrial and Infrastructure Development Corporation Ltd. to M/s Ashiana Housing Limited through a regular letter of allotment for development of group housing.
2. Zoning has been approved by the Directorate of Town and Country Planning vide letter no.- HSIIDC: C&H: 2023: 7555 dated 17.08.2023.
3. Water Assurance for fresh water supply of 330 KLD from GMDA has been obtained on 21.03.2024.
4. Assurance for sewerage connection has been obtained from GMDA vide Memo no.GMDA/SEW/2024/38 dated 18.03.2024.
5. Assurance for STP Treated Water has been obtained from GMDA vide Memo No.- GMDA/SEW/2024/37 dated 18.03.2024.
6. Approval for storm water connection received from GMDA vide Memo No.- GMDA/Drainage/2024/135 dated 19.03.2024.
7. Permission from Airport Authority of India for height clearance has been obtained vide letter no. AAI/RHQ/NR/ATM/NOC/2024/276/1057-60 dated 24.04.2024
8. Forest NOC has been obtained from DFO for 10.80 Acre vide Reference No. (SRN) :- PFW-2TJ-YGBY dated 04.04.2024.
9. Aravalli NOC has been obtained vide File No. 55/ MB dated 24.04.2024
10. Structural Stability Certificate has been issued by Structural Engineer from Optimization Consultants on 11.04.2024

PP further submitted one more affidavit stating therein as under:

1. That no court case pending against the project.

PP submitted an undertaking which is as under:

1. The Sultanpur National Park is notified national park with demarcation of ESZ vide Gazette No. S.O. 191(E) dated 27.01.2010. Proposed project site is located at a distance of 6.73 Km.
2. Solar panels of 150 kVA will be installed as renewable energy and that will be 2.9% of proposed power load (5188 kVA).

Another affidavit submitted stating therein as under:

1. That we have purchased land from Haryana State Industrial and Infrastructure Development Corporation Ltd. through Auction.
2. That a dead power line of 66 KV is passing through the project south west direction in the extreme right side of the corner that is proposed to be realigned underground as per HSIIDC Zoning plan of Sector -80 IMT Manesar
3. That Green area will be 16,052.85 m² (36.73% of Plot Area) out of which 8403.88 m² (19.23%) will be on ground and 7648.97 m² (17.50%) will be on



the basement by putting a soil of 3-4 m. Additional green area of 8337.41 m² will be provided on the podium.

4. That 40 no. of trees are present at the boundary which will be retained at site. No tree cutting will be done at site. In case any tree cutting will be involved in future prior permission shall be obtained from the Forest Department and Compensatory afforestation guidelines shall also be followed.

Revised EMP Detail

Capital Cost:

S. No.	Description	Capital Cost (Rs. in Lakhs)	Timeline
1	Landscaping	125.0	36 months
2	Sewage treatment Plant	175.0	30 months
3	Rain water harvesting and Stormwater System	103.5	36 months
4	Air Management (DG, DG Stack & CO sensors)	40.0	30 months
5	Solid Waste Handling & Management	30.0	30 months
6	Social Economic Contribution	20.0	36 months
7	Solar installation	40.0	36 months
8	Disaster Management (Fire Fighting)	402.0	30 months
9	Wildlife Activity Plan	10.0	36 months
During Construction			
10	Anti smog Gun for dust suppression	40.0	-
11	Basic facilities to the labour & Health checkup	30.0	-
	Total	1015.5	-

Recurring Cost:

S. No.	Description	Recurring Cost (Rs. in Lakhs/year)
1	Landscaping	12.5
2	Water Management	20.0
3	Rain water harvesting	11.5
4	Use of solar	1.0
5	Acoustic Treatment and Stack height	2.5
6	Solid Waste Management	4.5
7	Environment Monitoring	2.5
	Total	54.5

A detailed discussion was held on the documents submitted regarding CA certificate, court case, Aravali, AAI NoC, HT line, Revenue Rasta, Wildlife Sanctuary, EMP, IGBC, structure Stability, Green Area, Air Simulation, Board Resolution, latest rainfall data 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 to M/s Ashiana Housing Limited (as per the regular letter of**



allotment (RLA) issued by HSIIDC vide Ref No.221 dated 01.08.2023) under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations.

A. Specific conditions:-

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



14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As **proposed 4065.132 m² (19.44% of plot area) shall be provided for green area development.**
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. **18 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
26. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
27. The PP shall install 150 kVA as renewable energy and that will be 2.9% of proposed power load (5188 kVA).
28. The PP shall register themselves on the <http://dustapphspcb.com> portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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



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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

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



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

III Noise Monitoring and Prevention

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

IV Energy Conservation Measures

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
- ii. Outdoor and common area lighting shall be LED.



- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.
- iv. Energy conservation measures like installation of CFLs/ LED for the lighting outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
- vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V Waste Management

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January; 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.



VI Green Cover

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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

VIII Human Health Issues

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



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

IX Corporate Environment Responsibility

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

X Miscellaneous

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



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

291.07 ToR for Gupta Metal Sheets Ltd. (Metallurgy Project) located at Post Box No. 1559, Delhi Road, Rewari, Haryana by M/s Gupta Metal Sheets Limited

Project Proponent : Sh. Ankur Gupta

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

The Project Proponent submitted online Proposal No. SIA/HR/IND1/459597/2024 dated 24.01.2024 for obtaining **Terms of Reference** under Category 3(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/- vide DD No.408383 dated 22.12.2023.

The case was taken up in 287th meeting held on 27.02.2024. However, the case was deferred on request of PP.

The case was taken up again in 291st meeting held on 30.04.2024. The Committee was informed that the Hon'ble National Green Tribunal vide its order, dated the 12th February, 2020, in Original Application No. 55/2019 (WZ), (Gajubha Jesar Jadejavs Union of India & Ors.), has inter alia observed that Cold Rolled Stainless Steel Manufacturing Industries require prior environment clearance but, having regard to the fact that there were large number of such mills operating on the strength of Consent to Establish (CTE) and Consent to Operate (CTO), the Hon'ble Tribunal has held that opportunity should be provided to such units to fall within the Environment Clearance regime by granting a period of at least one year to operate for the purpose.



The Committee was further apprised that vide notification dated 20.07.2022, the Central Government directed that all the standalone re-rolling units or cold rolling units, which are in existence and in operation as on the date of this notification, with valid Consent to Establish (CTE) and Consent to Operate (CTO) from the concerned State Pollution Control Board or the Union territory Pollution Control Committee, as the case may be, shall apply online for grant of Terms of Reference (ToR) followed by Environment Clearance and the said units shall be granted Standard Terms of Reference as per item 3(a) of the said notification and shall be exempted from the requirement of public consultation: Provided that the application for the grant of ToR shall be made within a period of one year from the date of this notification.

Further, in continuation of the above mentioned notification, the MoEF&CC issued notification dated 26th July, 2023 amending the notification dated 20.07.2023 substituting the word "one year" to "one year and six months".

During presentation, it was informed that the proposal has been submitted on 24.01.2024 i.e. after expiry of the stipulated period of submitting the present project.

The committee discussed on the contentions made by PP as well as documents submitted in support of their case. After due deliberations, the Committee decided that the case be sent to SEIAA for taking further necessary action against the PP under Environment (Protection) Act, 1986 as they have applied for Environment Clearance after the expiry of timeline provided by Ministry of Environment, Forests & Climate Change, GoI.

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

Project Proponent : Sh. Ritesh Narula

Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/459668/2024 dated 23.01.2024 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.500153 dated 20.01.2024.

The case was taken up in 286th meeting held on 07.02.2024. A detailed discussion was held on the documents submitted by PP in support of their contention and following observations were raised:

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

The case was taken up in 291st meeting held on 30.04.2024. However, PP requested vide letter dated 30.04.2024 to defer their case as they could not attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred their case.



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

Project Proponent : Not Present
Consultant : Ind Tech House Consult

The case was taken up for appraisal in the 170th meeting of the SEAC held on 07.06.2018 for approval of Terms of Reference under violation Notification dated 14.03.2017 and 08.03.2018 respectively.

The Term of References were approved by SEIAA in its 115th Meeting, conveyed vide letter dated 07.08.2018. The Project Proponent submitted the EIA Report on 04.04.2019 and the case was taken up in 180th meeting in SEAC and PP presented his project but unable to produce any evidence about the prosecution launched by any competent authority as recommended by the SEAC in its earlier 170th meeting.

Thereafter, the SEAC decided that the PP shall produce the evidence of prosecution launched by the competent authority before appraisal and file was sent back to SEIAA for taking the action as per the minutes of 170th meeting.

Thereafter, the case was taken up in 118th meeting of SEIAA, Haryana held on 12.06.2019 and Public consultation was exempted.

Thereafter, the case was taken up in 202nd meeting of the SEAC held on 30.08.2020 and recommended to SEIAA for grant of EC under Violation Category with an amount of Rs.26,70,400/- towards Remediation plan and Natural and Community Resource Augmentation plan to be spend within a span of three years.

The recommendation of SEAC was considered in 125th meeting of SEIAA held on 07.10.2020 and It was observed that the budgetary amount of Rs.26,70,400/- seems to be very less & certain activities mentioned under the Plan is on the periphery or inside the project which is not allowed as per guidelines. PP is under statutory obligation to provide the Budget of Augmentation and Remediation Plan outside area of Project to preserve Environment. The Budget for the Remediation Plan & Resource Augmentation Plan of the Project is to be as per the guidelines of "CPCB" given in this regard.

Further, the project proponent should submit a bank guarantee equivalent to the amount of remediation plan and Natural and Community Resource Augmentation Plan with the State Pollution Control Board and the quantification finalized by Regulatory Authority and the bank guarantee shall be deposited prior to the grant of environmental clearance and will be released after successful implementation of the remediation plan and Natural and Community Resource Augmentation Plan, and after the recommendation by regional office of the Ministry, State Expert Appraisal Committee and approval of the Authority.

After detailed discussions; the Authority decided to approve in principle on the submission of Re-calculated Budget for the "Remediation Plan, Natural & Community Resource Augmentation Plan.

The Case was again taken up in the 129th meeting of SEIAA held on 12.10.2021; the Authority decided to issue a Show-Cause Notice to the PP to submit bank guarantee within next 15 days failing which action under the various provisions of Environment (Protection) Act, 1986 would be taken.



The matter was again considered in the 135th meeting of SEIAA held on 25.01.2022 and the Authority observed that PP has not submitted the reply to "Show cause notice" nor submitted any bank-guarantee.

After detailed deliberations; the Authority decided to send the case to SEAC to recalculate the "Damage Assessment" & "Penalty" as per the provisions of SOP dated 07.07.2021 issued by MoEF&CC in regard to violation cases.

The case was taken up in 235th meeting, the PP requested vide letter dated 28.03.2022 for deferment which is considered and acceded by SEAC after discussion.

Now, the case was again taken up in 242nd Meeting of SEAC held on 24.06.2022. The reply of the Show Cause notice still not submitted by the PP nor submitted any Bank Guarantee. Further, neither PP nor consultant has appeared before the Committee and it has been decided that the case be deferred for submission of reply by PP and be taken up in next meeting.

The case taken up in 251st meeting of SEAC, Haryana held on 11.10.2022. During scrutiny of documents, it was observed that the prescribed scrutiny fee has not been deposited by the PP in this case. During the meeting, consultant appeared before the committee but PP has not attended. The committee after deliberation decided to send the case to SEIAA for directing project proponent to deposit prescribed scrutiny fees and reply of the Show Cause Notice issued by the SEIAA for submission of Bank Guarantee.

The recommendations of SEAC were taken up in the 149th meeting of SEIAA held on 08.11.2022.

The Authority after examination relevant record and due deliberations; observed that the **PP has not submitted required Scrutiny fee** in compliance of Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021, besides this, PP has also not complied with the directions made in regard to submission of Bank Guarantee in the earlier sequence of proceedings in this case. The Authority unanimously feels that PP has not only shown scant concern, but utter defiance to the ongoing proceedings, despite adequate opportunity in this case. Therefore, the Authority decided to refer this case back to calculate the violations and damage caused to Environment by working out the remedial compensation and penalties within norms & scope of SoPs dated 07.07.2021 in the manner and methodology as employed in the case of M/s G.P. Realtors Pvt. Ltd in OA No. 976 of 2019, besides other relevant action as may be applicable and due in this case.

The case was taken up in 256th meeting held on 01.12.2022. PP has not appeared before the committee. The committee took it seriously and directed PP through their consultant to submit the reply of observations raised by SEIAA in 149th meeting. The PP shall also submit **scrutiny fee** as prescribed in Haryana Government, Environment & Climate Change Department Notification No. DE&CCH/3060 dated 14.10.2021. The PP is directed to submit reply within 15 days, thereafter, the case shall be taken as and when reply of PP is received.

The case was taken up in 262nd meeting held on 14.03.2023. Neither PP nor any representative on his behalf has appeared before the committee to represent the case. The committee has taken a serious view in this regard and decided that PP may be given one more opportunity to appear before the SEAC to represent their project either themselves or through their authorized representative and shall also submit the relevant documents in support of their case.

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



The case was taken up in 266th meeting held on 28.04.2023. The PP appeared before the Committee and submitted a letter wherein it is stated that they were directed to deposit Bank Guarantee of Rs.39.00 Lacs to Haryana State Pollution Control Board but they are unable to deposit the same due to financial crunch and liquidity problems. It is further submitted in letter that they have been granted licences by Town & Country Planning Department during the Month of February, 2023 and their project is expected to launch by 31.07.2023 and requested to grant them permission to deposit Bank Guarantee by 31.08.2023.

The Committee held due deliberation on the request made by PP and decided that the case be sent to SEIAA for further necessary action. However, PP is also directed to submit **scrutiny fee** as prescribed in Haryana Government, Environment & Climate Change Department Notification No.DE&CCH/3060 dated 14.10.2021.

The case was taken up during 159th and 164th Meeting of SEIAA held on 16.05.2023 and 22.08.2023 respectively.

The Authority after having seen the details and record placed on the concerned file along-with perusing the recommendations of the Appraisal Committee; observed as under:

1. That Project Proponent has failed to furnish a BANK GUARANTEE of Rs. 39.00 Lakh as directed by the Authority vide Order dated 30.07.2021 in the instant case, till date.
2. That further, Project Proponent has also not deposited the requisite Scrutiny fee as required vide Haryana Govt. Notification dated 14.10.2021.

In view of the above, the Authority deemed it appropriate to refer the case to the Expert Committee with the direction to re-examine the case within the scope & meaning of SoPs dated 07.07.2021 (as the Project was applied during the window period) and re-submit with clear cut recommendations by looking into all aspects pertaining to the case within the scope & meaning of EIA Notification dated 14.09.2006.

The case was taken up in 277th meeting held on 04.10.2023. Neither PP nor any representative on his behalf has appeared before the committee to represent the case. The committee has taken a serious view in this regard and decided that PP may be given last opportunity to appear before the SEAC to represent their project either themselves or through their authorized representative and shall also submit the relevant documents in support of their case. A separate letter be also written to PP/Consultant to this effect. Hence, committee deferred the case and will be taken up after receipt of reply of PP.

The case was taken up in 291st meeting held on 30.04.2024. However, still neither PP nor consultant appeared in the meeting. The committee unanimously decided to send the case to SEIAA for keeping further necessary action in view of instructions of MoEF&CC OM Dated 18.11.2020 keeping in view that case has been processed under violation category.

291.10 EC for Proposed Project of Boulder, Gravel and Sand Mining at Toka Hamidpur block Comprising of 8 Villages namely Toka, Chechi Majra, Sangrani, Rao Majra, Shahpur, Dera, Hamidpur and Dehar (TokaHamidpur Block District- Ambala, State- Haryana Area 247.00 Acres by M/s R. M. Mines and Infra Private Limited

Project Proponent : Sh.Veer Bhan
Consultant : P & M Solution

The Project Proponent submitted online Proposal No. SIA/HR/MIN/435587/2023 dated 06.07.2023 for obtaining **Environment Clearance** under Category 1(a) of EIA Notification dated



14.09.2006. The PP submitted the scrutiny fee of Rs.1,50,000/-vide DD No. 001179dated 06.03.2023. The auto ToR was granted to the project by SEIAA on 13.03.2023.

The case was taken up in 275th meeting held on 22.08.2023. The Committee recommended the case to SEIAA for granting of EC under Category B1, 1(a) for **one year**, under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India for Mining of Boulder, Gravel & Sand at Toka Hamidpur Block, District Ambala for annual production of 44,60,000 TPA as per LOI and DSR/Replenishment Report/approved Mining Plan/ToR/EIA Report with maximum depth as per Mining Plan approved by Director, Mines & Geology, Haryana.

The recommendations of the Appraisal Committee (SEAC) were taken up during 165th Meeting of SEIAA held on 05.09.2023. The authority referred back the case to SEAC:-

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

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

XXXXX.....

5. In the meanwhile, a joint Committee is constituted comprising of the Director, Central Pollution Control Board (CPCB) deputed by Member Secretary, CPCB, Member Secretary, Haryana State Pollution Control Board (HSPCB) and District Magistrate, Ambala. The Member Secretary, HSPCB will co-ordinate with other members of the Committee. The Committee will carry-out the inspection, examine the concerned record and submit the report before the Tribunal on the issue involved in the matter within four weeks by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF.
.....XXXXXXXX
2. Hon'ble National Green Tribunal (NGT) in OA No. 173 of 2018 in the case of Sudarshan Das Versus State of West Bengal &Ors. made certain directions to the Union Government, in pursuance to the same MOEF & CC, GOI framed "ENFORCEMENT & MONITORING OF SAND MINING GUIDELINES, 2020".

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

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

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

1. District Survey Report (DSR) (Validity, Size, Location & Relevance to the Proposal) Para No. 4.1 of the Sand Mining Guidelines, 2020.
2. Approved Mining Plan (Specifically quantum, lease period, validity & citing parameters) Para No. 4.3 of the Sand Mining Guidelines, 2020.
3. Replenishment Study Report (Methodology & Mechanism adopted) Para No. 5.0 of the Sand Mining Guidelines, 2020.

In view of the emerging circumstances and directions made by Hon'ble National Green Tribunal (NGT) in OA No. 532 of 2023 alongwith the observations made above, the Expert Appraisal



Committee (SEAC) to re-look into all relevant aspects of the proposal and thereafter make appropriate recommendations within the scope & meaning of EIA Notification dated 14.09.2006 and "ENFORCEMENT & MONITORING OF SAND MINING GUIDELINES, 2020.

The case was taken up in 278th meeting held on 13.10.2023. However, PP requested vide letter dated 12.10.2023 to defer their case due to unforeseen circumstances. The committee acceded with the request of PP and deferred their case.

The case was taken up in 291st meeting held on 30.04.2024. PP and consultant appeared before the committee. During the meeting, the PP submitted the reply dated 30.04.2024 alongwith an affidavit dated 30.04.2024 of observations raised by SEIAA:

1. That the deponent states that R M Mines and Infra Pvt Ltd, were granted the Letter of Intent by the Department of Mines & Geology Haryana vide Memo No-DMG/HY/Cont./TokaHamidpur/AMB/2022/4860 dated 28-07-2022.
2. That after the grant of Letter of Intent, the Mining Plan was approved by the Department vide Letter No. DMG/HY/MP/TokaHamidpur/2022/1055 Dated 27-03-2023.
3. That after the grant of TOR and Conduct of Public hearing, we had applied for grant of Environment Clearance on 06.07.2023.
4. That the case was considered by SEAC, Haryana during its 275th meeting held on 22nd August 2023 and case was recommended for grant of Environment Clearance to SEIAA by SEAC.
5. That thereafter, the case was taken up by SEIAA, Haryana during its 165th meeting held on 5th September 2023, during which SEIAA referred the case back stating the following:
"In view of the emerging circumstances and directions made by Hon'ble National Green Tribunal (NGT) in OA No. 532 of 2023 along with the observations made above, the Expert Committee (SEAC) to re-look into all relevant aspects of the proposal and thereafter make appropriate recommendations within the scope & meaning of EIA Notification dated 14.09.2006 and "ENFORCEMENT & MONITORING OF SAND MINING GUIDELINES, 2020."
6. That as per the knowledge and belief of the deponent, Original Application No. 532 of 2023 titled as Balbir Sandhu v. Union of India &Ors. was filed before the Hon'ble National Green Tribunal, New Delhi wherein the approval of the mining plan by the Department in favour of the Company (respondent No. 8) of the deponent as well as two other mining contractors (respondent No. 9 and 10) was sought to be set aside on the ground that the same is **violative** of the District Survey Report for District Ambala.
7. That the Hon'ble NGT, New Delhi, after taking into consideration the contents of the Original Application, proceeded to pass the Order dated 29.08.2023. As per Order dated 29.08.2023, a Joint Committee was constituted which was directed to submit report regarding the issue involved in the Original Application.
8. That as per the knowledge and belief of the deponent, the Joint Committee carried out the inspection of the mines located at District Ambala and also sought reply from the Mining Officer, District Ambala. The Joint Committee submitted report dated 27.10.2023 before the Hon'ble NGT, New Delhi. As per the report, the issues raised in the Original Application were duly considered and it was stated that there was discrepancy in the facts and figures mentioned at Paragraph No. 12 of the District Survey Report, District Ambala due to typographical errors. It was further stated the Mining Officer, District Ambala has stated that revision of the mining plan shall be done. A copy of the Joint Committee Report dated 27.10.2023 is attached herewith as **Annexure 1**.



9. That there have been 4 hearings in the matter till now on 29th August 2023, 31st October 2023, 15th January 2024 and 18th March 2024. Copy of the Orders passed by the Hon'ble Tribunal are attached herewith as **Annexure 2**.
10. That for the purpose of the issue involved in the present case, the relevant extract of the Order dated 31.10.2023 passed by the Hon'ble NGT, New Delhi which is as follows:-
 - ".....4. *It has been pointed out by Counsel for Respondents No. 8 and 9 that no EC has been issued and no mining activity has been started till now. It has been submitted by learned Counsel for Respondent No. 8 that the application for EC is under process.*
 5. *Having regard to the circumstances of the case and considering the question of not adhering the DSR, we direct that the Respondents No. 8 to 10 will not start the mining activity without the leave of this Tribunal....."*
11. That as per the knowledge and belief of the deponent, the Hon'ble NGT has not passed any order in OA No. 532 of 2023 against the grant of environmental clearance in favour of the Company of the deponent. The Hon'ble NGT has only directed that the Company of the deponent shall take permission of the Hon'ble Tribunal before commencing the mining operations.
12. That as per the knowledge and the belief of the deponent, there is no ambiguity or issue with regards to the approval of the mining plan by the Department as per the report dated 27.10.2023 submitted by the Joint Committee.
13. That the observations made by SEIAA, Haryana also directs that the aspect of Replenishment Study as per EMGSM, 2020 should also be taken into consideration. In this regard, it is submitted that the Mining Plan approved by the Department incorporates the Replenishment Study Report as per the Guidelines. Furthermore, the said aspect was also taken into consideration while recommending grant of EC as per the recommendations of this Committee dated 22.08.2023.
14. That the deponent states that the letter of intent was issued in favour of the Company of the deponent on 28.07.2022 and the application for grant of environmental clearance was submitted on 06.07.2023. In view of the conditions mentioned in the letter of intent, the Company of the deponent may suffer financial loss in case the environmental clearance is not granted at the earliest.
15. That the deponent undertakes that no mining operations will be conducted without the permission of Hon'ble NGT.
16. That the deponent prays that in the light of the contents of the present affidavit, the application of the company of the deponent for grant of environmental clearance may kindly be forwarded to SEIAA, Haryana with the recommendations as made by SEAC, Haryana in its 275th meeting dated 22.08.2023.

The committee discussed the submission of PP and unanimously decided that this case be sent to SEIAA for further consideration.

291.11 Environmental Clearance for Residential plotted Colony located at Sector-51, Near Samaspur Village- Gurugram, Haryana by M/s Orchid Infrastructure Developers Pvt. Ltd.

Project Proponent : Sh. Arun Kumar
Consultant : M/s PerfactEnviro Solutions Pvt. Ltd.

The project Proponent submitted online Proposal No. SIA/HR/INFRA2/421717/2023 dated 16.03.2023 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification



14.09.2006. The PP submitted the scrutiny fee of Rs.2,00,000/- vide DD No.515510 dated 27.02.2023.

Earlier the case was recommended to SEIAA in 267th meetings of SEAC held on 16.05.2023 but the case was referred back by SEIAA in 159th Meeting held on 15.06.2023 with some observations.

Thereafter, the case was taken up in 272nd meeting of SEAC held on 14.07.2023. The PP submitted the reply of observations raised by SEIAA in its 159th Meeting. The committee recommended the case to SEIAA for grant of Environment Clearance alongwith the stipulated conditions as conveyed vide 267th MoM of SEAC.

The case was again referred back by SEIAA in its 165th meeting held on 05.09.2023 alongwith following observations:

1. Plea taken by the Project Proponent that in the instant case, "No, License from Directorate, Town & Country Planning (DTCP), Haryana and other statutory compliances like (Aravalli Notification, Forest NOC etc) are required by the Project Proponent.
This plea needs to be EXAMINED AND APPRAISED by the Expert Committee (SEAC) within the scope & meaning of EIA Notification dated 14.09.2006 and OM dated 29.03.2022, issued by MOEF & CC, GOI.
2. Having gone through the relevant record placed on the file, the Authority further observed that M/s Sheetal International Pvt. Ltd. (from whom the Project Proponent i.e. M/s Orchid Infrastructure Developers Pvt. Ltd. stated to have earned the ownership rights for 291 Plots, through Court of Decree dated 12.04.2022), also never obtained Environment Clearance for the development of Project over an area measuring 327.773 Acre land. (In spite of having obtained two licenses, i.e. License No. 98 dated 12.05.2008 & License No. 8 dated 17.05.2009 from Town & Country Planning Department, Haryana), despite being in the category of more than 50 hectare of land parcel as covered within the scope & meaning of EIA Notification dated 14.09.2006
3. The Authority further observed that Project Proponent i.e. M/s Orchid Infrastructure Developers Pvt. Ltd. has initiated construction activities at site, without obtaining Environment Clearance, (this is an admitted plea of the Project Proponent). Further, the Authority also observed that details of registration made with HRERA and Environment Clearance applied before the authority is not matching (HRERA registration is for 37 Plots and application for EC made for 91 Plots).
4. In addition to the above, the Authority observed that condition no. (F) (v) of the HRERA registration No. 72 of 2022, Granted in favour of M/s Orchid Infrastructure Pvt. Ltd., (Relevant part of the same is reproduced as under):

(v) The registration shall be valid for a period as mentioned above under the head "validity of registration" subject to validity of licenses granted by DTCP and promoters shall be bound to obtain prior renewals thereof.

Whereas, the plea taken by the Project Proponent i.e. No, License from Directorate, Town & Country Planning (DTCP), Haryana and other statutory compliances like (Aravalli Notification, Forest NOC etc) are contradictory and not in harmony

5. Directorate of Town & Country Planning, Haryana, issued a Notice dated 07.02.2023 to M/s Sheetal International Pvt. Ltd., for the cancellation of license(s) No. 53 to 60 of 1994, 9 to 24 of 1995, 98 of 2008 & 08 of 2009 Granted for development of Residential Plotted Colony namely Mayfield Garden over an area



of 327.73 Acres in Sector 45, 50, 52 & 57 of Gurugram, the Authority needs to know the status & outcome of the said Notice.

The case was taken up in 288th meeting held on 13.03.2024. PP and consultant appeared before the committee and submitted the reply dated 11.03.2024 of observations raised by SEIAA in 165th meeting. A discussion was held on the reply as well as supporting documents submitted by PP during the presentation. However, the committee observed that the reply was not up to mark on several points. The committee directed the PP and consultant to resubmit the complete reply along with supporting documents including affidavit. The case shall be taken up after receiving the complete reply with regard to the observations raised by SEIAA. .

The case was taken up in 291st meeting held on 30.04.2024. PP and consultant appeared before the committee and presented their reply of observations raised by SEIAA in 165th SEIAA meeting held on 05.09.2023 which is as under:

S. No.	Observations	Reply of observations
1.	Plea taken by the Project Proponent that in the instant case, "No, License from Directorate, Town & Country Planning (DTCP), Haryana and other statutory compliances like (Aravalli Notification, Forest NOC etc) are required by the Project Proponent. This plea needs to be EXAMINED AND APPRAISED by the Expert Committee (SEAC) within the scope & meaning of EIA Notification dated 14.09.2006 and OM dated 29.03.2022, issued by MOEF & CC, GOI.	<p>The Licenses are in the name of M/s Sheetal International Pvt. Ltd. and its Associates for 327.773 acres for setting up of a plotted colony at Sector 47, 50, 51, 52 & 57 Gurgaon.</p> <p>License details are as follows</p> <ul style="list-style-type: none">• License No. 53-60 of 1994 dated 31.12.1994- 180.204 Acres• License no. 9-24 of 1995 dated 20.11.1995- 123.875 Acres• License No.98 of 2008 dated 12.05.2008 - 19.069 Acres• License no. 08 of 2009 dated 17.5.2009 granted - 4.625 Acres <p>Details of Licenses are given as Annexure I.</p> <p>Later on M/s Orchid Infrastructure Developers Pvt. Ltd. has aggregated 291 plots in a licensed colony and became the absolute owner by virtue of Court Decree (Civil Suit no. 1176/2022) dated 12.04.2022 i.e Suit for Declaration with consequential relief of Permanent Injunction. The Court Decree is attached as Annexure II.</p> <p>M/s Orchid Infrastructure Developers Pvt. Ltd. has applied Environmental Clearance only for 91 no of plots as per the current planning, wherein built up area shall be more than 20,000 sqm The area of these 91 plots falls in a duly licensed and approved colony.</p> <p>91 no of plots proposed for environmental clearance falls in the license No. 98 of 2008 only measuring an area of 7.026 acres. License No. 98 of 2008 is attached as Annexure III.</p> <p>All the licenses are in the name of Sheetal international Pvt. Ltd. M/s Orchid infrastructure is collating 91 no of plots in the already developed colony. Hence a separate license can not be issued to us. However we are obtaining the building plan approval in our name for each plot.</p> <p>The point wise compliance of OM dated 29.03.2022, issued by MOEF & CC, GOI is as follows:</p> <ul style="list-style-type: none">• Land is in legal possession- ownership of 91 plots



		<p>which are to be developed with M/s Orchid Infrastructure Pvt. Ltd by virtue of Court Decree (Civil Suit no. 1176/2022) dated 12.04.2022.</p> <ul style="list-style-type: none"> • Statutory clearances such as Assurance for fresh water supply by GMDA & Sewer permission by GMDA has been obtained in the name of M/s Orchid Infrastructure Developers Pvt. Ltd. • Water Assurance is attached as Annexure IV & Sewer permission is attached as Annexure V. • Building plan of 41 plots has already been sanctioned by DTCP out of 91 plots. Individual Building plans have been approved for each plot individually. Rest will also be approved with due course of time. • No tree felling is involved in the said project.
2.	<p>Having gone through the relevant record placed on the file, the Authority further observed that M/s Sheetal International Pvt. Ltd. (from whom the Project Proponent i.e. M/s Orchid Infrastructure Developers Pvt. Ltd. stated to have earned the ownership rights for 291 Plots, through Court of Decree dated 12.04.2022), also never obtained Environment Clearance for the development of Project over an area measuring 327.773 Acre land. (In Spite of having obtained two licenses, i.e. License No. 98 dated 12.05.2008 & License No. 8 dated 17.05.2009 from Town & Country Planning Department, Haryana), despite being in the category of more than 50 hectare of land parcel as covered within the scope & meaning of EIA Notification dated 14.09.2006.</p>	<p>Sheetal International owns a land area of 327.773 acres/132.64 ha and the construction work was not done by M/s Sheetal International. The land has been sold to the many owners/landholders through sale deeds. Individual Landholders having Land ownership less than 50 Ha for which EIA Notification 1994/2006 was not applicable if only plots are developed. However in spite of having land area less than 50 Ha few of the owners have obtained the Environmental Clearance because, the built up area was exceeding the limit of 20,000 m². Out of which Today homes and Infrastructure is one of the land holders who has taken 2 separate Environmental Clearance from MoEF&CC . Project proposal are as follows:</p> <ol style="list-style-type: none"> 1. Construction of residential complex Blossom II, M-block, Mayfield, Gardens, Sector 51, Gurgaon, by Today Homes and Infrastructure Pvt. Ltd 2. Construction of residential complex Blossom A-block, Mayfield, Gardens, Sector 47, Gurgaon, by Today Homes and Infrastructure Pvt. Ltd <p>Cases were considered in the 17th EAC meeting held on 04.06.2007-05.06.2007 and recommended for grant of EC.</p> <ol style="list-style-type: none"> 3. "M2K Corporate Park" at Commercial Complex, Plot No.N-I, N, Block., Mayfield Garden, Sector- 51, Gurgaon, Haryana has also obtained EC in the name of M/s sheetal international on 11.07.2012 and later on it was transferred to their own name M/s MahadevSupercoatPvt. Ltd . <ul style="list-style-type: none"> • Building plan of 41 plots has already been sanctioned by DTCP out of 91 plots. Individual Building plans have been approved for each plot individually. Rest will also be approved with due course of time. • M/s Orchid Infrastructure Developers Pvt. Ltd. had the choice to develop the plots individually, wherein the built up area of each plot would have been less than 20,000 sqm. No environmental law is applicable on individual plots. However PP choose to obtain Environmental Clearance as per EIA Notification 2006 as per norms and all facilities for an organized colony. • M/s Orchid Infrastructure Developers Pvt. Ltd. has taken up the initiative to develop an organized &



		<p>Environment friendly colony. We are making them environmentally sustainable by grouping them and providing water conservation, sewage treatment plant, reuse of treated water, essential greens, and solid waste management.</p> <ul style="list-style-type: none"> a) Reuse of STP treated water (which will reduce the total water demand by 39%). b) Installation of Organic Waste Converter for common treatment of Biodegradable waste. The waste will be converted into manure. c) Construction of 7 No of Rainwater harvesting pits- for recharging the groundwater. d) Green Area of 5246 m² will be developed within the plotted. <p>Our group objective is to make a low carbon footprint at individual house level. This can be done only by making development in groups so that common facilities can be provided.</p>
3.	<p>The Authority further observed that Project Proponent i.e. M/s Orchid Infrastructure Developers Pvt. Ltd. has initiated construction activities at site, without obtaining Environment Clearance, (this is an admitted plea of the Project Proponent). Further, the Authority also observed that details of registration made with HRERA and Environment Clearance applied before the authority is not matching (HRERA registration is for 37 Plots and application for EC made for 91 Plots).</p>	<p>M/s Orchid infrastructure has initially plan to develop only 19 no of plot and HARERA registration vide registration no 72 of 2022 done on 01.08.2022 for project area 1.02 Acres and FAR area 10963.26 m² hence EC was not applicable at that time and we have started the development of 4 no of plots for the marketing purposes.</p> <p>Later on 18 more plots were registered with HARERA vide Registration no 121 of 2022 dated 13.12.2022 in which area of plot was 1.0854 acres and FAR allowed was 11173.80 sqm Copy of both the HRERA Registration is attached as Annexure-VI</p> <p>At that time we came to know that our built up area is crossing the limits of 20,000 sqm as per EIA Notification 2006 and the same time, we stopped the development work and approached the Environmental consultant Application for the grant of EC was submitted online on Parivesh portal on 16.03.2023.</p> <p>Case was considered in 264th SEAC meeting on 28.03.2023 and during the meeting we have been asked to submit the affidavit regarding the construction status</p> <p>We have submitted the affidavit on 09.05.2023 stating "that no construction has started at site except 4 plots based upon the initial planning to construct lesse area". Copy of the same affidavit is attached as Annexure-VII.</p> <p>For construction of 4 individual plots there was no requirement of EC.</p>
4.	<p>In addition to the above, the Authority observed that condition no. (F) (v) of the HARERA registration No. 72 of 2022, Granted in favour of M/s Orchid Infrastructure Pvt. Ltd., (Relevant part of the same is reproduced as under):</p> <p>(v) The registration shall be valid</p>	<p>HARERA registration No. 72 of 2022, Granted in favor of M/s Orchid Infrastructure Pvt. Ltd. shall be valid period commencing from 1st August 2022 to the ending with 1st January 2026 (completion date).</p> <p>However the standard condition of registration Condition no-(v) it is mentioned that validity of registration" subject to validity of licenses granted by DTCP and promoters shall be</p>



	<p><i>for a period as mentioned above under the head "validity of registration" subject to validity of licenses granted by DTCP and promoters shall be bound to obtain prior renewals thereof.</i></p> <p>Whereas, the plea taken by the Project Proponent i.e. No, License from Directorate, Town & Country Planning (DTCP), Haryana and other statutory compliances like (Aravalli Notification, Forest NOC etc) are contradictory and not in harmony.</p>	<p>bound to obtain prior renewals.</p> <p>Licenses are in the name of M/s Sheetal International and completion applied for the project, hence renewal of the license cannot be granted.</p>
5.	<p>Directorate of Town & Country Planning, Haryana, issued a Notice dated 07.02.2023 to M/s Sheetal International Pvt. Ltd., for the cancellation of license(s) No. 53 to 60 of 1994, 9 to 24 of 1995, 98 of 2008 & 08 of 2009 Granted for development of Residential Plotted Colony namely Mayfield Garden over an area of 327.73 Acres in Sector 45, 50, 52 & 57 of Gurugram, the Authority needs to know the status & outcome of the said Notice.</p>	<p>The 91 presidential plots are subject matter of license bearing No. 98 of 2008, dated 12.05.2008 granted in respect of land measuring 19.069 acres & the area of aforesaid 91 Plots is 7.026 acres. These plots exist in the already licenced colony which has been duly developed. We reiterate that we progressively aggregated these 91 plots from individual plot owners & further OIPDL has declared to be the absolute owner of these 91 plots by Virtue of court decree dated 12.04.2022 passed in suit for Declaration with consequential relief of Permanent injunction.</p> <p>Thus the renewal of License of M/s Sheetal International Pvt. Ltd. cannot be linked with us.</p> <p>However the grant of OC/Renewal of License of M/s Sheetal International Pvt. Ltd. is in progress in the office of DTCP.</p> <p>M/s Satsudha Investment Pvt. Ltd. has submitted the license renewal fee for license No. 98 of 2008 to DTCP and requested for renewal of the said license. The copy of letter and payment receipt is attached as Annexure VIII.</p> <p>Further to that M/s Sheetal International Pvt. Ltd. has deposited Rs. 5,27,69,922/- on account of License renewal fee for the licenses 53-60 of 1994, 9-24 of 1995 & 08 of 2009. The letter also states that no EDC is pending for License 98 of 2008.</p> <p>The copy of the above said Letter dated 23.02.2024 is attached as Annexure IX.</p> <p>We reiterate that the colony is fully developed & operational to the extent of 95 %.</p> <p>OIPDL has taken up the initiative to develop an organized and Environment friendly cluster of houses by making it environmentally sustainable with the provisions of STP, WTP, waste management, essential green etc.</p> <p>Thus under these reasons and circumstances OIPDL has submitted the application for Environment Clearance as per EIA Notification 2006 wherein the gross built-up area is >20,000 sqm inspite of having a choice to develop each plot individually.</p>



After having discussion and keeping in view the reply alongwith the documents submitted by the PP, the committee reiterated its recommendations earlier conveyed vide 267th and 272nd MoM for granting EC.

291.12 EC for Commercial Colony Project located at Revenue Estate of Village Pawala Khusrupur, Sector 106, Gurugram, Haryana by M/s BNB Builders Private Limited

Project Proponent : Not Present

Consultant : Aplinka Solutions & Technologies Pvt. Ltd

The project was submitted to the SEIAA, Haryana vide online proposal No. SIA/HR/INFRA2/422779/2023 dated 22.03.2023 for grant of Environmental Clearance under Category 8(a) of EIA Notification 14.09.2006. The Project Proponent has deposited due Scrutiny fee (as applicable) of ₹1,50,000/- vide DD No. 011025 dated 21.03.2023 (in compliance of Haryana Government, Environment & Climate Change, Department Notification No. DE&CCH/3060 dated 14.10.2021)

The case was taken up in during the 280th meeting of SEAC (State Expert Appraisal Committee) held on 08.11.2023 and the Committee recommended the case to SEIAA for grant of EC.

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

After having gone through the details placed on record besides perusing the recommendations of the Expert Appraisal Committee; the Authority gathered the following:

1. That during 269th Meeting of SEAC; the Project Proponent intimated to the committee that while obtaining Fire NoC, there are some changes in the project details, due to which there are increase in Built up area; whereas, the Built up Area has been reduced from 24911.53 sqm to 23629.15 sqm, which need clarifications. Therefore, the mismatch as reflected from Form- I, IA and details submitted subsequently at the time of presentation before the Appraisal Committee, needs clarification ?
2. That the Expert Appraisal Committee has recommended the Present Proposal with 15.88% Green Area (including 10.46% on Ground and 5.42% as vertical Green). The Authority, is willing to understand the scope & meaning of Vertical Green as recommended for 5.42% area under which provision / instructions / order / policy. Is it in accordance with the spirit of conservation and protection of Environmental norms?
3. That the Authority, deemed it appropriate to seek clarifications from the Expert Appraisal Committee regarding provisions and methodology for allowing "VERTICAL GREEN" as substitute to SURFACE GROUND GREEN AREA involved in the instant proposal

The case was taken up in 288th meeting held on 13.03.2024. However, neither, PP nor consultant appeared before the committee. Further, no reply to above mentioned observations raised by SEIAA was received. Thus, the committee deferred the case till the reply of PP is received, in this case.

The case was taken up in 291st meeting held on 30.04.2024. However PP requested vide letter dated 29.04.2024 to defer their case as they could not attend the meeting due to unavoidable circumstances. The committee acceded with the request of PP and deferred their case.



291.13 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 159th meeting 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 277th meeting 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.

291.14 Transfer of EC for Construction of Township Residential Complexes and Commercial Complex at Village Rasoi, G.T. Karnal Road, Sonipat, Haryana by M/s Pardesi Developers Private Limited.

Project Proponent : Sh. Nikhil Kumar
Consultant : Not Present

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/467989/2024 dated 01.04.2024 for obtaining **Transfer of Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP not submitted the scrutiny fee.

The case was taken up in 291st meeting held on 30.04.2024. It has been observed that PP has raised withdrawal request of the proposal through portal. However, the letter dated 03.04.2024 uploaded reflects that the PP is requesting the transfer of the proposal to the MoEF&CC. Due to this contradiction, the committee has directed the PP/Consultant to clarify the request. The case shall be taken up accordingly.

291.15 ToR for Group Housing projects is located at revenue estate of Village-Fazilpur Jharsa, Sector-71, Gurugram, Haryana on a land measuring 22.50 acres by M/s Signature Global (India) Limited

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

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/465020/2024 dated 06.03.2024 for obtaining **Terms of Reference** under Category 8(b) of EIA Notification dated 14.09.2006. The PP has not submitted the scrutiny fee.

The case was taken up in 291st meeting held on 30.04.2024. PP submitted a letter dated 11.03.2024 and informed that due to change in planning, they wish to withdraw the above said application. The committee considered the request of PP and further unanimously decided that this case be withdrawn from the portal as per the request of PP.

291.16 ToR for Commercial Colony" located in Village-Fazilpur Jharsa, Sec-48, Gurgaon, Haryana by M/s Victory Infraedge Private Limited

Project Proponent : Not Present
Consultant : Perfect Enviro Solutions Pvt. Ltd.

The Project Proponent submitted online Proposal No. SIA/HR/INFRA2/428745/2023 dated 06.12.2023 for obtaining **Terms of Reference** under Category 8 (a) of EIA Notification dated 14.09.2006. The PP has not submitted the scrutiny fee.

The case was taken up in 291st meeting held on 30.04.2024. It was brought to the notice of committee that EC has been issued under violation category for this project by SEIAA letter



no. EC23B038HR176777 dated 12.09.2023. Therefore, committee decided to approve the request of the PP to withdraw the case.

291.17 EC for Proposed Commercial Colony in the Revenue Estate of Village Bajghera, Sector – 114, District Gurugram, Haryana by M/s Aarize Realtech LLP

Project Proponent : Sh. Ravinder Nath Rana
Consultant : Vardan EnviroNet

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/469951/2024 dated 19.04.2024 for obtaining **Environment Clearance** under Category 8(a) of EIA Notification dated 14.09.2006. The PP not submitted the scrutiny fee.

Table 1 – Basic Detail

Project Name: Environment Clearance for proposed Commercial Colony Over an area Measuring 2.025 acres in the revenue Estate of Village- Bajghera, Sector-114, District- Gurugram being developed by M/s Aarize Realtech LLP.			
Sr. No.	Particulars		
1.	Online Proposal no.	SIA/HR/INFRA2/469951/2024	
2.	Latitude	28°32'9.36"N	
3.	Longitude	77° 0'40.93"E	
4.	Plot Area	8,194.88 m2 (2.025 Acres)	
5.	Total FAR Proposed	15,323.19 Sqm	
6.	Proposed Ground coverage	3,566.24sqm	
7.	Total Non -FAR	10,064.37 sqm	
8.	Total Built Up area	25,387.56 sqm	
9.	Total Green Area with Percentage	2,276.96 sqm (27.78% of total plot area)	
10.	Rain Water Harvesting	0 2RWH pits proposed	
11.	Total Parking	307 ECS	
12.	Power Requirement	1,287.25 KW	
13.	Power Backup	2 No's of DG of total Capacity 2,020 KVA (2 x1,010 KVA)	
14.	Total Water Requirement	156 KLD	
15.	Fresh Water Requirement	65 KLD	
16.	Treated water Requirement	91 KLD	
17.	Wastewater Generation	101 KLD	
18.	Proposed STP Capacity	120 KLD	
19.	Solid Waste Generated	599 Kg/day	
20.	Biodegradable Waste	240kg/day	
21.	Organic waste Convertor	250 kg/day	
22.	Total Population	3623	
23.	Max. height of building	30.00 M	
24.	Max. No of floors	B2+B1+LGF+GF+4F	
25.	Level of Basement	2 Nos.	
26.	Solar Panel Capacity	50 KW	
27.	Total Cost of the project	133.75 Cr.	
28.	EMP Budget	EMP Budget: 291 Lakhs Capital Cost: 128 Lakhs Recurring Cost: 163 Lakhs.	
29.	Incremental Load in respect of:	i) PM 2.5	0.04882 µg/m3
		ii) PM 10	0.08055 µg/m3
		iii) SO ₂	0.19528 µg/m3
		iv) NO ₂	0.48819 µg/m3
		v) CO	0.0000031 mg/m3



30.	Construction Phase:	Power Back-up	Temporary electrical connection of 49 KW & 01 DG of 125 KVA
		Water Requirement & Source	Fresh water – 15 KLD for drinking & sanitation. Treated Water 20 KLD for construction Source: Fresh water – GMDA

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

- That no litigation is pending against our project
- That no structure will be constructed on the area provided for services purpose as mentioned in zoning plan.

Table 2 – EMP Detail

During Construction Phase			During Operation Phase		
Description	Capital Cost (In Lakhs)	Recurring Cost (In Lakhs for 5 Year)	Description	Capital Cost (in Lakhs)	Recurring Cost (In Lakhs for 10 Year)
Sanitation and Wastewater Management (Modular STP)	5.00	10.00	Waste Water Management (Sewage Treatment Plant)	25.00	50.00
Garbage & Debris disposal	0.00	5.00	Solid Waste Management (Dust bins & OWC)	10.00	15.00
Green Belt Development	2.00	5.00	Green Belt Development	15.00	10.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	00.00	10.00
Rainwater harvesting system (2 pits)	4.00	2.00	Rainwater harvesting system	00.00	5.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	10.00	15.00	DG Sets including stack height and acoustics	20.00	10.00
Medical cum First Aid facility (providing medical room & Doctor)	2.00	15.00	Energy Saving (Solar Panel system)	25.00	5.00
Storm Water Management (temporary drains and sedimentation basin)	10.00	1.00			
Total	33.00	58.00	Total	95.00	105.00



A detailed discussion was held on the documents submitted regarding, CA Certificate, Aravali NOC, Forest NOC, Zoning Plan, Building Plan, Green Area, EMP, Court case as well as the submissions made by the PP and the documents submitted.

The reply and submissions made by the PP/consultant were discussed by the committee and the reply was considered. After deliberations, the committee rated this project with **"Gold Rating"** and was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance to Sh.Ram Kishan Rana, Sh.Kuljish Rana, Sh.Partap Singh Ss/o Sh.Balbir Singh in collaboration with Aarize Realtech LLP (as per the License issued by DTCP vide Endst No.LC-5123/JE(RK)-2024/8899 dated 12.03.2024)** 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.

A. Specific conditions:-

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



The PP shall install APCM for the DG set. The PP shall reduce the SO₂ load by 30% if HSD is used

- 10) The PP shall install electric charging points for charging of electric vehicles.
- 11) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
- 12) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
- 13) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
- 14) The PP shall not carry any construction below the HT Line passing through the project, if any.
- 15) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
- 16) The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
- 17) The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
- 18) The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
- 19) The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits**.
- 20) The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
- 21) The PP may provide electric charging stations to facilitate electric vehicle commuters.
- 22) The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
- 23) Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
- 24) The PP is required to plant 10 times trees at the project site and compensatory tree plantation will be done @1:10. No tree cutting has been proposed in the instant project. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping. As proposed **2,276.96 sqm (27.78% of total plot area) shall be provided for green area development.**
- 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) **02 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
- 28) **The PP shall provide solar power 50 KW**
- 29) The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.



- 30) 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. Statutory Compliance:

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

I Air Quality Monitoring and Preservation

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



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

II Water Quality Monitoring and Preservation

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



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

III Noise Monitoring and Prevention

- i. Ambient noise levels shall conform to residential area/commercial area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB /SPCB.



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

IV Energy Conservation Measures

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

V Waste Management

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



- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VI Green Cover

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
- iii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iv. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- v. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII Transport

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



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

VIII Human Health Issues

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

IX Corporate Environment Responsibility

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

X Miscellaneous

- i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.



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



291.18 EC for Expansion of Commercial Complex at Village Badshahpur, Sector-68, Gurugram, Haryana by M/s Reach Promoters Pvt Ltd by M/s Reach Promoters Private Limited

Project Proponent : Sh. Deepak Sethi

Consultant : Grass Roots Research & Creation India (P) Ltd.

The Project Proponent submitted online Proposal No.SIA/HR/INFRA2/468760/2024 dated 19.04.2024 for obtaining **Environment Clearance for Expansion** under Category 8(a) of EIA Notification dated 14.09.2006. The PP not submitted the scrutiny fee.

The case was taken up in 291st meeting held on 30.04.2024. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised following observations:

1. The PP shall clarify the gap occurred between the expiry date of previous EC and submission date for obtaining fresh EC.
2. The PP shall submit the letter vide which time extension for EC was obtained.
3. The PP shall submit occupation certificate.
4. The PP shall submit the detail of additional license obtained for the project.
5. The PP shall submit status of previous EC.
6. The PP shall submit building plan.
7. The PP shall submit the approved combined zoning plan.
8. The PP shall clarify the reason for obtaining ToR from MoEF&CC.
9. The PP shall submit status of CCR and ATR.
10. The PP shall submit KML file 2021-2024.
11. The PP shall submit status of construction at the site with photographs.
12. The PP shall submit Aravali and Forest NoC.
13. The PP shall submit all the assurances obtained for the project.
14. The PP shall submit land details.

The PP and consultant was directed to submit the reply of above mentioned observations within 15 days. The case shall be taken up as and when the reply is received.
