State Environment Impact Assessment Authority (SEIAA), Haryana

Minutes of 192nd Meeting of State Environment Impact Assessment Authority (SEIAA), Haryana held on 30.12.2024 at 3:00 PM under the Chairmanship of Sh. Pranab Kishore Das, IAS (Retd.), Chairman, SEIAA, Haryana at Bay's No. 55-58, 1st Floor, Paryatan Bhawan, Sector-2, Panchkula, Haryana.

List of Participants

1. **Prof. R. Baskar,** — **Expert Member, SEIAA**
   FGGS School of Sciences.
   IGNOU, Delhi
   (Attended Meeting through "VC")

2. **Dr. Virender Kumar Dahiya, IAS** — **Member Secretary, SEIAA**
   Director, Environment & Climate Change Department, Haryana

At the outset, the Chairman, State Environment Impact Assessment Authority, Haryana (SEIAA), (**hereinafter refer to as, "The Authority"**), greeted the Members and requested the Member Secretary to give a brief background of the Proposals to be placed before the Authority as **"Agenda Items (Sr. No. 01 to 13)"** for discussions in the said meeting.

"Later, the Minutes of the 191st Meeting of SEIAA held on 19.12.2024 were "CONFIRMED" as part of the proceedings of 192nd Meeting held on 30.12.2024"

Meeting : 192nd
Date : 30.12.2024
Time : 3:00 PM

AGENDA ITEMS
(Sr. No. 01 to 13)

The Authority took up the following Proposals during 192nd Meeting for consideration and decisions thereof:

Item No. 192.01
Dated : 30.12.2024

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

The project Proponent submitted online Proposal No. **SIA/HR/INFRA2/421717/2023 dated 16.03.2023 f**or 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**.

Appraisal & Recommendations of SEAC:

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 again 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 267thMoM of SEAC. But, the case was again referred back by SEIAA in its 165th meeting held on 05.09.2023 alongwith some observations.

The case was taken up in **288th meeting held on 13.03.2024** and case was deferred.

After that the case was again 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**. 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 Environment Clearance.

The Basic details of this project

Environment Clearance for Residential plotted Colony located at Sector-51, Near Samaspur Village-Gurugram, Haryana by M/s Orchid Infrastructure Developers Pvt. Ltd.			
S.No.	**Particulars**	**Unit**	**Proposed Details**
	Online Project Proposal Number	SIA/HR/INFRA-2/421717/2023	
1	Latitude	28°25'49.78"N	
2	Longitude	77° 3'52.44"E	
3	Plot Area	m2	28434.22
4	Net Plot Area	m2	-
5	Proposed Ground Coverage	m2	13929.40
6	Proposed FAR	m2	55,841.00
7	Non FAR Area	m2	33487.76
8	Total Built Up area	m2	89,328.76
9	Total Green Area with Percentage	m2	5246.00 (18.4%)
10	Rain Water Harvesting Pits	No.	7
11	STP Capacity	KLD	150
12	Total Parking	ECS	364
13	Organic Waste Converter	No.	1
14	Maximum Height of the Building	m	16.5
15	Power Requirement	kVA	1,885 (DHBVN)
16	Power Backup	kVA	2 x750

17	Total Water Requirement		KLD	Summer- 176 Winter- 166 Monsoon- 160
18	Domestic Water Requirement		KLD	108 (All three seasons)
19	Fresh Water Requirement		KLD	108 (All three seasons)
20	Treated Water		KLD	Summer- 68 Winter- 58 Monsoon- 52
21	Waste Water Generated		KLD	127 (All three seasons)
22	Solid Waste Generated		kg/day	776
23	Biodegradable Waste		kg/day	469
24	Number of Towers		No.	-
25	Dwelling Units/ EWS		No.	364
26	Salable Units		No.	-
27	Basement		No.	1
28	Community Centre		No.	-
29	Stories		-	4 floors
30	R+U Value of Material used (Glass)		R- 0.18 (in W/m3.K) and U- 5.29 (in W/m3.K)	
31	Total Cost of the project:	i) Land Cost	(i) 71.68 Cr. (ii) 200 Cr.	
		ii) Construction Cost		
32	CER		Lacs	---
33	EMP Cost/Budget		Lacs	450
34	Incremental Load in respect of:	PM 2.5	µg/m3	0.300
		PM10	µg/m3	0.500
		SO2	µg/m3	0.500
		NO2	µg/m3	3.00
		CO	µg/m3	-
35	Construction Phase:		Power Back-up	DG sets of 1 x 125 kVA & 1 x 40 kVA
			WaterRequirement & Source	Total Water Requirement: 16 KLD Source: STP treated water
			STP (Modular)	Mobile STP will be provided
			Anti-Smog Gun	02 nos.

EMP Detail Capital Cost:

S.No.	Description	Capital Cost (in Lakhs)	Timeline
1	Landscaping	70.0	3.0 years
2	Water Management (STP)	80.0	2.5 year
3	Rain water harvesting	70.0	3.0 years
4	Air Management (DG Stack & Acoustic Treatment)	70.0	2.5 years
5	Construction Phase (Barricading, Antismog Gun and Sprinklers)	20.0	Before start of construction activity
6	Solid Waste Management	50.0	3.0 years
7	Social Economic Contribution To Govt. School at Samaspur village at sector-51, Gurugram at a distance of 270 m from project site	20.0	3.0 years
8	Installation of Solar Panels	70.0	2.5 years
	Total	**450.0**	

Recurring Cost:

S. No.	Description	Recurring Cost (Rs In Lakhs)
1	Landscaping	5.0
2	Water Management (STP)	8.0
3	Rain water harvesting	5.0
4	Air Management (DG Stack & Acoustic Treatment)	7.0
5	Construction Phase (Barricading, Antismog Gun and Sprinklers)	4.0
7	Solid Waste Management	7.0
8	Environment Monitoring	4.0
	Total	40.0

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The 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 **5246.00 (18.4%of net plot area)**shall be provided for green area development.
9. **The PP shall enhance Solar capacity as per HAREDA norms.**
10. 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.
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. The PP shall not carry any construction above or below the Revenue Rasta, if any
14. The PP shall keep the ROW 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 install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. **07 Rain water harvesting** recharge pits shall be provided for ground water recharging as per the CGWB norms.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
21. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
22. The PP shall obtain power assurance from the competent authority.
23. The PP may provide electric charging stations to facilitate electric vehicle commuters.
24. The PP shall provide the **02 Anti smog guns** mounted on vehicle in the project for suppression of dust during construction & operational phase and shall use the treated water, if feasible.
25. The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.
26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.

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) Rules2001 (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. <u>Air Quality Monitoring and Preservation</u>

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 andPM2.5) 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. <u>Water Quality Monitoring and Preservation</u>

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 25thJanuary; 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 every1 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 operationsof 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.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

Earlier, the case was taken up during the 178th Meeting of SEIAA held on 11.07.2024. The Project proponent appeared before the Authority and presented its case. The Authority discussed the case and made following observation: -

1. Project proponent will submit stratus of notice issued by DTCP dated 07.02.2023 to M/s Sheetal International Pvt. Ltd., for cancellation of license (s) No. 53 to 60 of 1994, 9 to 24 of 1995, 98 of 2008 & 08 of 2009.
2. Project proponent will submit document indicating that it has developer status as per the DTCP.

After deliberation, the Authority had decided to defer this case. In this regard the project proponent submitted reply on 09.09.2024.

The case was again taken up during the 185th Meeting of SEIAA held on 14.10.2024. The Project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 2500 sqm area as a block plantation. After deliberation, the Authority had decided to defer this case. In this regard the project proponent submitted reply on 16.12.2024 as under:-

1. Total green area of the project is 5246.00 m2 (18.45% of plot area) develop within the premises. In which block plantation area 1896.34 sqm develop outside the project area at Village - Kutabgarh(Indri Road) Gurugram under ownership of OIDPL having Khasra No.78/86 rectangle No. 22 and Kila No.3.

The case was again taken up during the 192nd meeting of SEIAA held on 30.12.2024. The Project proponent appeared before the Authority and presented its case. The Authority made observation for revision of EMP. In this regard the project proponent submitted revised EMP on 30.12.2024 as under:

EMP Budget during Construction Phase

S.No.	Description	Capital Cost (Rs. in Lakhs)	Recurring Cost (Rs. in lakh/Annum)
1	Anti smog Gun for dust suppression	15.00	2.00
2	Barricading around the project site	15.00	3.00
3	Fixed Water Sprinklers	13.00	1.00
4	Mobile STP	5.00	1.50
5	Wheel washing Facility	2.00	0.50
4	Dust Audit & Compliances	-	1.00
5	Dust Mitigation Measures (material handling, green net, tarpaulin cover to cover the construction material)	20.00	1.00
Total		**70.00**	**10.00**

EMP Budget during Operation Phase

S.No.	Description	Capital Cost (Rs. in Lakhs)	Recurring Cost (Rs. in lakh/Annum)
1	Landscaping/ Plantation of trees	70.0	5.0
2	Water Management (Installation of STP)	80.0	8.0
3	Rain water harvesting	70.0	5.0
4	Air Management (DG Stack & Acoustic Treatment)	70.0	7.0
5	Solid Waste Management(installation of Organic waste Converter	50.0	7.0
6	Environmental Monitoring	-	4.0
	Total	**340.0**	**36.0**

Budget outside the Project Site(CER)

S.No.	Activities	Capital Cost (Rs in Lakhs)
1.	Adoption of Govt. School at Samaspur village at sector-51, Gurugram at a distance of 270 m from project site for Infrastructure development, Installation of Smart classroom in School, Plantation & Greenbelt development and installation of RO etc.	40.0 Lakhs

Total EMP Budget

S.No.	Particular	Capital Cost (Rs. in lakhs)	Recurring Cost (Rs in lakhs/annum)
1.	During Construction Phase	70.00	10.00
2.	During Operation Phase	340.00	36.00
3.	Social activity budget for Adoption of School	40.00	-
	Total	**450.00**	**46.00**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to M/s Orchid Infrastructure Developers Pvt. Ltd under category 8(a) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these

additional conditions:

1. The Project Proponent will instal DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
2. The Project Proponent will undertake prescribed mitigation measures during the construction period.
3. The Project Proponent will adopt nearby government school for improvement of infrastructure with a budget of Rs. 40 lakhs.
4. The Project Proponent will not restrict the access of public to the revenue rasta running through the project site as a public thoroughfare.

Item No. 192.02
Dated : 30.12.2024

Environment Clearance for Proposed High School, Plot No.02 area measuring 4.528 acres M-Block Mayfield Garden, Sector-51, Gurugram falling in Residential Plotted Colony area measuring 327.773 acres in Sector-47, 50, 51, 52 & 57, District Gurugram, Haryana by M/s Champa Devi Jaipuria Charitable Trust.

The Project Proponent submitted online Proposal No.**SIA/HR/INFRA2/500204/2024dated 08.10.202**4 for obtaining under **Environment Clearance** Category **8(a**) of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No.016026 dated 07.10.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **302nd meeting held on 15.10.2024**. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 16.10.2024.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to **M/s Champa Devi Jaipuria Charitable Trust (as per conveyance deed executed on 16.08.2023)**

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

Basic Detail

Name of the Project: Environment Clearance for Proposed High School, Plot No.02 area measuring 4.528 acres M-Block Mayfield Garden, Sector-51, Gurugram falling in Residential Plotted Colony area measuring 327.773 acres in Sector-47,50,51,52 & 57, District Gurugram, Haryana being developed by Champa Devi Jaipuria Charitable Trust.		
Sr.No.	**Particulars**	**Details**
1.	Online Proposal Number	SIA/HR/INFRA2/500204/2024
2.	Category of project	8 (a) "Building & Construction Projects"
3.	Latitude	28°25'42.94"N
4.	Longitude	77° 4'0.74"E
5.	Plot Area	18,324.136 m²
6.	Proposed Ground Coverage	4,880.755 m²
7.	Proposed FAR	26,689.626 m²
8.	Non FAR Area	19,188.528 m²
9.	Total Built Up area	45,878.154 m^2
10.	Total Green Area with %	2,748.620 m^2 (15% of plot area)
11.	Rain Water Harvesting Pits (with size)	5 nos.
12.	STP Capacity	130 KLD
13.	Total Parking area	16,786.64 m^2
14.	Organic Waste Converter	Total 1 nos. of OWC of capacity 350 Kg/day
15.	Maximum Height of the Building (m)	30
16.	Power Requirement	1,450 KW
17.	Power Backup	3 Nos. of DG Sets having total capacity of 1,750 KVA (1×250 KVA+2×750 KVA)
18.	Population	2620 Person
19.	Total Water Requirement	149 KLD
20.	Fresh Water Requirement	84 KLD
21.	Treated Water	65 KLD

22.	Total Waste Water Generated		110 KLD
23.	Total Solid Waste Generated		779 Kg/day
24.	Biodegradable Waste		312 Kg/day
25.	Non-Biodegradable Waste		468 Kg/day
26.	Basement		2 nos.
27.	Total no. of towers/Blocks		2 Nos.(A & B)
28.	Stories		B2+B1+LG/G+UG+5F
29.	R+U Value of Material used (Glass)		5.5 w/m2K
30.	Total Cost of the project:	Land Cost	307.25
		Construction Cost	
31.	CER		NA
32.	EMP Budget		EMP Budget: 555 Lakhs 1. Capital Cost: 285 Lakhs 2. Recurring Cost: 270 Lakhs
33.	Incremental Load in respect of:	PM 2.5	0.00256 µg/m3
		PM 10	0.0041 µg/m3
		SO_2	0.01025 µg/m3
		NO_2	0.00211 µg/m3
		CO	0.0000010 mg/m3
34.	Construction Phase:	i) Power Back-up	Temporary electrical connection of 49 KW & 01 DG of 125 KVA
		ii) Water Requirement & Source	Fresh water – 15 KLD for drinking & sanitation. Treated Water 20 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
		iii) STP (Modular)	1 Nos of 5 KLD
		iv) Anti-Smoke Gun	01 Nos of Anti-smoke gun

EMP Budget

During Construction Phase			**During Operation Phase**		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost (In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	5.00	15	Waste Water Management (Sewage Treatment Plant)	30.00	40.00
Garbage & Debris disposal	0.00	10	Solid Waste Management (Dust bins & OWC)	10.00	40.00
Green Belt Development	10.00	5.00	Green Belt Development	30.00	60.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	10.00
Rainwater harvesting system (5 pit)	10.00	5.00	Rainwater harvesting system	0.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	20.00	10.00	Stack height for DG Sets and its acoustics	20.00	50.00
			Energy Saving (Solar Panel system)	150.00	10.00
Total	**45.00**	**50.00**	**Total**	**240.00**	**220.00**

A. Specific conditions:-

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

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

2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
5. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
6. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
7. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
8. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used.
9. The PP shall install electric charging points for charging of electric vehicles.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
13. The PP shall not carry any construction below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
16. 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.
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 ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.

22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
26. As proposed **2,748.620 m^2 (15% of plot area)**shall be provided for green area development**.**
27. **05 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
28. **The Trust shall set up 250 KWp of solar power panels to generate green renewable energy on the rooftop of the High School building**
29. The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
30. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
31. The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Standard Conditions

1. Statutory compliance

1.1 The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

1.2 The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.

1.3 The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.

1.4 The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

1.5 The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

1.6 The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

1.7 A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

1.8 All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

1.9 The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

1.10 The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air quality monitoring and preservation

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

2.2 A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

2.3 The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

2.4 Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be

equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

2.5 Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

2.6 Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

2.7 Wet jet shall be provided for grinding and stone cutting.

2.8 Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

2.9 All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

2.10 The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

2.11 The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

3. Water quality monitoring and preservation

3.1 The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

3.2 Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

3.3 Total fresh water use shall not exceed the proposed requirement as provided in the project details.

3.4 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.5 A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

3.6 At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

3.7 Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

3.8 Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

3.9 Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

3.10 Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

3.11 The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

3.12 A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

3.13 All recharge should be limited to shallow aquifer.

3.14 No ground water shall be used during construction phase of the project.

3.15 Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

3.16 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.17 Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

3.18 No sewage or untreated effluent water would be discharged through storm water drains.

3.19 Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

3.20 Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

3.21 Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise monitoring and prevention

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

4.2 Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

4.3 Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation measures

5.1 Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

5.2 Outdoor and common area lighting shall be LED.

5.3 Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

5.4 Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

5.5 Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

5.6 Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

6.1 A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

6.2 Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

6.3 Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

6.4 Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

6.5 All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

6.6 Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

6.7 Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.

6.8 Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

6.9 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

6.10 Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

8.1 No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

8.2 A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

8.3 Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

8.4 Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

8.1 A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
b) Traffic calming measures.
c) Proper design of entry and exit points.
d) Parking norms as per local regulation.

8.2 Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

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

9. Human health issues

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

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

9.3 Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

9.4 Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

9.5 Occupational health surveillance of the workers shall be done on a regular basis.

9.6 A First Aid Room shall be provided in the project both during construction and operations of the project.

Corporate Environment Responsibility

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

9.8 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

9.9 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

9.10 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

10. Miscellaneous

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

10.2 Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

10.3 The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

10.4 The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

10.5 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

10.6 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.

10.7 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report

10.8 The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

10.9 The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

10.10 The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

10.11 The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.

10.12 No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).

10.13 Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

10.14 The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

10.15 The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

10.16 The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

10.17 The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 187th meeting of SEIAA held on 14.11.2024. The Project proponent appeared before the Authority and presented its case The Authority further made observations regarding revised green area plan so as to maintain 08% of total plot area as a block plantation (upper side block plantation) and for revision of EMP. In this regard the project proponent has submitted reply on 14.11.2024. The green area is a critical element in mitigation and therefore it was decided that the PP be asked to present the green area plan before the Authority. After deliberation, the Authority had decided to defer this case.

The case was again taken up during the 192nd meeting of SEIAA held on 30.12.2024. The Project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation and for revision of EMP. In this regard the project proponent submitted reply on 31.12.2024 as under:-

1. Total green area of the project is 2,748.620 m^2 (15% of plot area) in which block plantation area 425.5 m^2 develop within the project area site and 1040.431 m^2 block green develop outside the project area at the factory land of Varun Beverages limited situated at village Tajpur (Ujina), Tehsil Nuh, District Mewat, Haryana-122107. The resolution of the BoD of the company owning the land in this regard will be submitted within 2 months.
2. Revised EMP was submitted by the project proponent.

EMP Budget

During Construction Phase			**During operation phase**		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost(In Lakhs for 5 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost(In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	5.00	15.00	Waste Water Management (Sewage Treatment Plant)	20.00	90.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management	20.00	50.00

			(Dust bins & OWC)		
Tree Plantation	10.00	5.00	Tree Plantation	50.00	80.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	10.00
Rainwater harvesting system (05 pit)	10.00	5.00	Rainwater harvesting system	0.00	10.00
Dust mitigation measures including site barricading, water sprinkling and anti-smog gun	20.00	10.00	Stack height for DG sets and its acoustics	30.00	50.00
Total	**45.00**	**50.00**		**120.00**	**290.00**

EMP Budget outside the Project Site (CER)

Particular	Amount
Government School (CER)	50.00 Lakhs

Total EMP budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase.	45.00	50.00
During Operation Phase	120.00	290.00
Budget for nearby Government School	50.00	0.00
Total	**215.00**	**340.00**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to **M/s Champa Devi Jaipuria Charitable Trust (as per conveyance deed executed on 16.08.2023)** under category **8(a)** of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The Project Proponent will instal DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
2. The Project Proponent will undertake prescribed mitigation measures during the construction period.
3. The Project Proponent will adopt nearby government school for improvement of infrastructure with a CER budget of Rs. 50 lakhs.

Item No. 192.03
Dated : 30.12.2024

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

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/500472/2024Dated 18.10.2024** for obtaining under **Environment Clearance** Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 039372 dated 07.10.2024.**

Appraisal & Recommendations of SEAC:

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

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India to **M/s SKH Metals Limited (as per Land Allotment Letter dated 08.06.2023 and Lease Deed executed on 18.09.2023)**

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

Basic Detail

EC for Industrial Shed Project for Manufacturing of Automotive Components located at Plot No. 831, HSIIDC Industrial Model Township, Kharkhoda, District Sonipat by M/s SKH Metals Limited		
Online Proposal No. SIA/HR/INFRA2/500472/2024		
Sr. No.	**Particulars**	**Details**
1.	Latitude	28.824150° N to 28.823892° N
2.	Longitude	76.917545° E to 76.920485° E
3.	Total Plot Area	28,190.575 sqm
4.	Net Plot Area	28,190.575 sqm
5.	Built Up area	27,777.340 sqm
6.	Permissible Ground Coverage	16914.345 sqm (60%)
7.	Proposed Ground Coverage	13773.250 sqm (48.85%)
8.	Permissible FAR	35238.219 sqm (125%)
9.	Proposed FAR	27695.990 sqm (98.24%)
10.	Non-FAR	81.35 sqm
11.	Green Area	5731.25 sqm (20.33%)
12.	Rainwater Harvesting tanks	04 nos. of rain water tanks (150 cum Storage each) Capacity.
13.	STP Capacity	Wastewater to CSTP by MSIL.
14.	ETP Capacity	150 KLD
15.	Parking Required	93 ECS
16.	Parking Provided	93 ECS
17.	Maximum Height of the Building (m)	15 m
18.	Power Requirement	5600 KW
19.	Source	MSIL
20.	Power Backup	DG set of capacity 20 MVA by MSIL
21.	Total Water Requirement	419 KLD
22.	Fresh Water Requirement	360 KLD
23.	Recycled/Treated Water Requirement	59 KLD

24.	Waste Water Generated		228 KLD
25.	Solid Waste Generated		500 kg/day
26.	Biodegradable Waste		300 kg/day
27.	Number of Towers		01 Blocks
28.	Stories		G+2 Floors
29.	R+U Value of Material used (Glass)		U = 3.5 W/sqm k, R = 0.91
30.	Total Cost of the project:		307.54 Cr
31.	EMP Cost		5.10 Cr
32.	Incremental Load in respect of:	PM 2.5	0.18 µg/m3
		PM 10	1.02 µg/m3
		SO_x	3.46 µg/m3
		NO_x	11.48 µg/m3
		CO	0.49 mg/m3

EMP Budget

Description	**During Construction Phase**		**During Operation Phase**		
	Capital Cost (Lakhs)	**Recurring Cost (Lakhs/Year)**	**Capital Cost (Lakhs)**		**Recurring Cost (Lakhs/Year)**
Anti-Smog Gun and Water for Dust suppression	15.0	1.50	MEE (Multi Effect Evaporator)	20.00	10.00
Wastewater Management	10.0	2.50	ZLD System for process effluent including UF	50.00	5.00
Material Covering	10.0	2.50	ETP (Effluent Treatment Plant)	50.00	2.50
3 m high Barricading for prevention of dust	20.0	1.50	Provision of First Aid Room	10.00	1.50
Air, Noise, Soil, Water Monitoring	0.00	1.00	Green Belt Development	60.00	15.00
First Aid Room	5.00	0.50	Monitoring for Air, Water, Noise & Soil	0.00	5.00
Green Belt Development	15.00	1.50	RWH Tanks	30.00	10.00
Energy Efficient Lighting	10.00	1.50	Provision of Solar System	100.00	20.00
Creche	5.00	0.5	Solid Waste Management	40.00	2.00
Provision of Rainwater Collection Sump	10.00	1.0	Others	10.00	2.00
Total	**100.0**	**14.0**		**370.0**	**75.0**

A. Specific conditions:-

1. The PP shall take the necessary approval from PESO, if applicable
2. The PP shall follow the compliance of Public Liability Insurance Act, 1991
3. The PP shall carry the isolated storage of each chemical to be stored with the existing precautions as per the MSHIC Rules, 1989 and abide by all conditions of MSDS.
4. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
5. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
6. The PP and consultant agree to display the First Aid measure, Fire Fighting Measure, Accidental Release measure, Exposure and control (Personal Measure) at the site.

7. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
8. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration. The Treated effluent from STP shall be recycled/ reused for flushing. DG cooling, Gardening and HVAC.
9. The PP shall comply with provisions of Occupational Safety health and working conditions Code 2019.
10. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
11. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
12. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
13. The PP shall implement the EMP and assess that the implemented EMP is adequate and periodic environmental audits shall be conducted and maintained the records of audit. These audits shall be followed by Corrective action plan to correct the various measures identified during the audits (CAP).
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used.
15. The PP shall not carry any construction below the HT Line passing through the project, if any.
16. The PP shall not carry any construction above or below the Revenue Rasta, if any.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA/State water Authority, Haryana before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall not allow parking of the vehicles on the roads or revenue Rasta outside the project area.
19. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority
20. The PP shall develop the onsite and offsite emergency plan in consultation with the regulatory authority.
21. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH tanks.**
22. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
23. The PP may provide electric charging stations to facilitate electric vehicle commuters.
24. PP shall submit timeline regarding implementation of green plan.
25. The PP shall not allow establishment of any category A or B type industry in the project area.
26. The PP shall carry out the quarterly awareness programs for the staff.
27. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
28. The PP shall comply with provisions of Manufacturing storage and import of Hazardous chemical rules
29. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
30. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
31. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species.
32. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
33. Water intensive and/or invasive species should not be used for landscaping.
34. **As proposed 5731.25 sqm (20.33%) of the total project area with 12% block plantation shall be provided for green area development.**
35. **04 Rain Water Harvesting tanks having capacity of 150 cum each,** shall be provided.
36. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of

HSPCB.

37. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
38. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
39. The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.0

B. Standard Conditions

1. <u>Statutory compliance</u>

1.1 The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

1.2 The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.

1.3 The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.

1.4 The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

1.5 The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

1.6 The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

1.7 A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

1.8 All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

1.9 The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

1.10 The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. <u>Air quality monitoring and preservation</u>

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

2.2 A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

2.3 The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

2.4 Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

2.5 Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

2.6 Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

2.7 Wet jet shall be provided for grinding and stone cutting.

2.8 Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

2.9 All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

2.10 The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

2.11 The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

3. <u>Water quality monitoring and preservation</u>

3.1 The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

3.2 Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

3.3 Total fresh water use shall not exceed the proposed requirement as provided in the project details.

3.4 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.5 A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

3.6 At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

3.7 Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

3.8 Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

3.9 Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

3.10 Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

3.11 The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

3.12 A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

3.13 All recharge should be limited to shallow aquifer.

3.14 No ground water shall be used during construction phase of the project.

3.15 Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

3.16 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.17 Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

3.18 No sewage or untreated effluent water would be discharged through storm water drains.

3.19 Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the

Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

3.20 Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

3.21 Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise monitoring and prevention

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

4.2 Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

4.3 Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation measures

5.1 Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

5.2 Outdoor and common area lighting shall be LED.

5.3 Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

5.4 Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

5.5 Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

5.6 Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. **Waste Management**

6.1 A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

6.2 Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

6.3 Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

6.4 Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

6.5 All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

6.6 Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

6.7 Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

6.8 Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete

must be used in building construction.

6.9 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

6.10 Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. **Green Cover**

7.1 No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

7.2 A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

7.3 Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

7.4 Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

7.5 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.

7.6 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.

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

9. Human health issues

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

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

9.3 Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

9.4 Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

9.5 Occupational health surveillance of the workers shall be done on a regular basis.

9.6 A First Aid Room shall be provided in the project both during construction and operations of the project.

Corporate Environment Responsibility

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

9.8 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

9.9 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

9.10 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

10. **Miscellaneous**

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

10.2 Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

10.3 The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

10.4 The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

10.5 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

10.6 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.

10.7 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report

10.8 The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

10.9 The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

10.10 The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

10.11 The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.

10.12 No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).

10.13 Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

10.14 The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

10.15 The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

10.16 The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

10.17 The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 192nd meeting of SEIAA held on 30.12.2024. The Project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation, for revision of EMP and Revised capacity of OWC. In this regard the project proponent submitted reply on 02.01.2025 as under:-

1. Total green area of the project is 5731.25 m^2 (20.33%) in which block plantation is 3532.75 m^2 (12.53 % of plot area).
2. One OWC-300 Model with capacity of 500 kg/day will be installed at project site
3. Revise EMP was submitted by the project proponent.

EMP Budget

During Construction Phase			During Operation Phase		
Description	**Capital Cost (Lakhs)**	**Recurring Cost (Lakhs/Year)**		**Capital Cost (Lakhs)**	**Recurring Cost (Lakhs/Year)**
Anti-Smog Gun and Water for Dust suppression	15.0	1.50	MEE(Multi Effect Evaporator)	20.00	10.00
Wastewater Management	10.0	2.50	ZLD System for process effluent including UF	50.00	5.00
Material Covering	10.0	2.50	ETP (Effluent Treatment Plant)	50.00	2.50
3 m high Barricading for prevention of dust	20.0	1.50	Solid Waste Management	40.00	2.50
Air, Noise, Soil, Water Monitoring	0.00	1.00	Green Belt Development	60.00	15.00
Provision of Rainwater Collection Sump	10.00	1.00	Monitoring for Air, Water, Noise & Soil	0.00	5.00
Green Belt Development	15.00	1.50	RWH Tanks	30.00	10.00
			Provision of Solar System	100.00	20.00
Total	**Rs 80.0**	**Rs. 11.50**		**Rs. 350.0**	**Rs. 60.0**

EMP Budget Outside the Project Site

Particular	Amount (in Lakh)
Provision of Smart Classrooms / upgradation of basic facilities in the Govt. School as suggested by SEIAA, Haryana	80.00

Total EMP Budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase	80.00	11.50
During Operational Phase	350.00	60.00
Provision of Smart Classrooms / upgradation of basic facilities in the Govt. School as suggested by SEIAA, Haryana	80.00	0.00
Total	**510.00**	**71.50**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to **M/s SKH Metals Limited (as per letter of confirmation for land allotment dated 08.06.2023 and Lease Deed executed on 18.09.2023)** under category **8(a)** of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The Project Proponent will instal DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
2. The Project Proponent will undertake prescribed mitigation measures during the construction period.
3. The Project Proponent will adopt nearby government school for improvement of infrastructure with a CER budget of Rs.80 lakhs.

Item No. 192.04
Dated : 30.12.2024

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

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/498498/2024Dated 03.10.2024** for obtaining under **Environmental Clearance** Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 050187 dated 25.09.2023**.

Appraisal & Recommendations of SEAC:

The case was taken up **302nd meeting of SEAC held on 15.10.2024** and case was deferred Further, the case was taken up in **303rd meeting held on 25.10.2024**. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to **M/s Experion Developers Private Limited as per allotment letter/Memo No.ZO-002/EO-018/UE-029/GALOT/0000001411 dated on 21.12.2023 issued by HSVP.**

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

Basic Detail

Name of the Project: EC for Proposed Group Housing Project at Plot No GH-1 Sector-42 Gurugram Haryana by M/s Experion Developers Private Limited		
S.No.	**Particulars**	**Details**
1.	Online Proposal Number	SIA/HR/INFRA2/498498/2024
2.	Category of project	8 (a) "Building & Construction Projects"
3.	Latitude	28°27'22.77"N
4.	Longitude	77°05'51.75"E
5.	Total Plot Area	13865.534 sqm (3.42 Acres)
6.	Proposed Green Area	2815.17 sqm(20 % of Total Plot area)
7.	Built up area	96283.07 m^2
8.	Estimated Population	5619
9.	Total water requirement	191 KLD
10.	Fresh water requirement	100 KLD
11.	Treated water requirement (Flushing &Horticulture)	91 KLD
12.	Wastewater generation	150 KLD
13.	STP capacity	190 KLD
14.	Total solid waste generated	1164.5 Kg/Day
15.	Biodegradable Waste	700 Kg/Day
16.	Organic Waste Converter	2 OWC of 350Kg/Day Capacity
17.	Non – Biodegradable Waste	464 Kg/Day
18.	Maximum Height of building	105.62 m
19.	Total power requirement	3131 KVA
20.	DG Sets	3 Generator sets i.e 2 Nos X 1010 KVA & 1 No X 500 KVA DG sets)
21.	Rainwater Harvesting System	6 RWH pits
22.	Total Parking	417 ECS
23.	No. of Dwelling Units	110
24.	Basement	03

25.	Maximum Number of Floors		G+24
26.	R+U Value of Material used (Glass)		U Value: 5.5 w/sqm.k SHGC: 0.9
27.	Total Project Cost		₹ 863.88 Cr
28.	EMP Cost		₹ 13.76 Cr Capital Cost – 536 lakhs Recurring Cost – 133 Lakhs EMP for school and nearby village- 707 Lakhs
29.	Incremental Load in respect of :	PM 2.5	0.03585 µg/m3
		PM10	0.06146 µg/m3
		SO_2	0.15366 µg/m3
		NO_2	0.05122 µg/m3
		CO	0.0000028 mg/m3
30.	Construction Phase	Power Source	DHBVN
		Water Requirement & Source	Freshwater – 5 KLD Construction – 20 KLD (Assurance For Treated water from GMDA Obtained)
		STP (Modular)	1 Nos
		Anti-Smoke Gun	02 Nos of Anti Smoke Gun

EMP Detail for Construction Phase

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

Operation Phase

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

Brief budget outline with activities

Budget for adoption of school & Development activity in nearby Village

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

				0			0
2	Installation of Solar Lighting	10,00,000	10,00,000	10,00,000	10,00,000	10,00,000	50,00,000
3	R.O. Provision	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	10,00,000
4	Toilets construction	10,00,000	10,00,000	10,00,000	10,00,000	10,00,000	50,00,000
5	Providing bins & Maintain sanitation	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	10,00,000
6	Plantation	10,00,000	10,00,000	10,00,000	10,00,000	10,00,000	50,00,000
7	Computer Lab Development	4,00,000	4,00,000	4,00,000	4,00,000	4,00,000	20,00,000
8	Science Lab Development	5,00,000	5,00,000	5,00,000	6,00,000	6,00,000	27,00,000
	B CER activities in Nearby Village						
1	Sanitation facility- i.e. Providing External Cubical Toilet- in nearby Govt. school/ park/ community building	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	10,00,000
2	Provision for safe drinking water (providing RO's, water dispenser) in nearby schools, dispensary, community centre etc	10,00,000	10,00,000	10,00,000	10,00,000	10,00,000	50,00,000
5	Developing bus shelter				5,00,000	5,00,000	10,00,000
6	Periodic /annual repair/resurfacing/maintenance of roads, pathways and drains	8,00,000	8,00,000	8,00,000	8,00,000	8,00,000	40,00,000
7	Dust control with regular sprinkling of water through anti-smog gun around the area	6,00,000	6,00,000	6,00,000	6,00,000	6,00,000	30,00,000
8	Installation & Maintenance of External -weather resistant Anti-SMOG Tower -Multistage Air Purification System		40,00,000	3,00,000	3,00,000	4,00,000	50,00,000
9	Providing waste bins	2,00,000	2,00,000	2,00,000	2,00,000	2,00,000	10,00,000
10	Providing and maintaining benches, fitness/play equipment in parks	5,00,000	5,00,000	10,00,000	10,00,000		30,00,000
11	Tree Plantation, landscape development along with regular maintenance in Sector 42 , 43	10,00,000	5,00,000	5,00,000	5,00,000	5,00,000	30,00,000
12	Providing Ambulance to nearby Govt. Hospital & Dispensary , NGO			15,00,000			15,00,000
	Total - B	**43,00,000**	**78,00,000**	**61,00,000**	**51,00,000**	**42,00,000**	**2,75,00,000**
	Grand Total (A+ B)						**7,07,00,000**

S. No.	Particular	Cost in Lakhs
1.	EMP budget for adoption of school and in Nearby Village	707/-

2.	EMP budget for inside the project boundary (Capital cost)	536/-
3.	EMP budget for inside the project boundary (Recurring cost)	133/-
	Total EMP	**1376/-**

A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC**
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.

19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
26. The minimum growth of trees should be 03 meters with sufficient canopy.
27. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
28. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
29. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
30. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
31. Water intensive and/or invasive species should not be used for landscaping.
32. **As proposed 2815.17 sqm(20% of total plot area) PP shall provide green area development**
33. **06 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
34. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
35. The PP shall provide **solar power as per HAREDA norms**.
36. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
37. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
38. The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Standard Conditions

1. <u>Statutory compliance</u>

1.1 The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

1.2 The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.

1.3 The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.

1.4 The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

1.5 The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

1.6 The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

1.7 A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

1.8 All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

1.9 The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

1.10 The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. <u>Air quality monitoring and preservation</u>

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

2.2 A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

2.3 The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

2.4 Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

2.5 Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

2.6 Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

2.7 Wet jet shall be provided for grinding and stone cutting.

2.8 Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

2.9 All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

2.10 The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

2.11 The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

3. <u>Water quality monitoring and preservation</u>

3.1 The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

3.2 Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

3.3 Total fresh water use shall not exceed the proposed requirement as provided in the project details.

3.4 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.5 A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

3.6 At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

3.7 Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

3.8 Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

3.9 Separation of grey and black water should be done by the use of dual plumbing system. In case of single

stack system separate recirculation lines for flushing by giving dual plumbing system be done.

3.10 Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

3.11 The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

3.12 A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

3.13 All recharge should be limited to shallow aquifer.

3.14 No ground water shall be used during construction phase of the project.

3.15 Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

3.16 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.17 Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

3.18 No sewage or untreated effluent water would be discharged through storm water drains.

3.19 Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

3.20 Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

3.21 Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise monitoring and prevention

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

4.2 Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

4.3 Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation measures

5.1 Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

5.2 Outdoor and common area lighting shall be LED.

5.3 Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

5.4 Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

5.5 Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

5.6 Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. **Waste Management**

6.1 A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

6.2 Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

6.3 Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

6.4 Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

6.5 All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

6.6 Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

6.7 Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

6.8 Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

6.9 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

6.10 Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. **Green Cover**

7.1 No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

7.2 A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

7.3 Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

7.4 Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

8.1 A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
b) Traffic calming measures.
c) Proper design of entry and exit points.
d) Parking norms as per local regulation.

8.2 Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated

only during non-peak hours.

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

9. Human health issues

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

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

9.3 Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

9.4 Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

9.5 Occupational health surveillance of the workers shall be done on a regular basis.

9.6 A First Aid Room shall be provided in the project both during construction and operations of the project.

Corporate Environment Responsibility

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

9.8 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

9.9 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

9.10 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

10. **Miscellaneous**

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

10.2 Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

10.3 The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

10.4 The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

10.5 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

10.6 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.

10.7 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report

10.8 The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

10.9 The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

10.10 The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

10.11 The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.

10.12 No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).

10.13 Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

10.14 The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

10.15 The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

10.16 The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

10.17 The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 192nd meeting of SEIAA held on 30.12.2024. The Project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation, for revision of EMP and revise capacity of OWC. In this regard the project proponent submitted reply on 30.12.2024 as under.

1. Total green area of the project is 2795.43 m^2 (20 % of total Plot area) in which block plantation is 1931.31 m^2(13.93 % of total plot area).
2. Two OWC capacity of (1*350 kg/day + 1*400 Kg/day) will be installed at project side.
3. Revised EMP was submitted by the project proponent.

EMP Budget during Construction Phase

S.no	Component	Capital Cost (Rs In Lacs)	Recurring Cost (Rs In Lacs)/Annum
1	Barricading of Construction Site	20.00	3.00
2	Anti - Smog Gun with Complete Assembly	30.00	10.00
3	Dust Mitigation Measures	4.00	5.00
4	Mobile STP	4.00	1.00
5	Wheel Washing	4.00	1.00
6	Waste Storage Bins - Labour Camp/Site Offices	1.50	0.50

7	Traffic Management Signages	2.50	0.50
8	Environment Monitoring & 6 Monthly Compliance Report of EC Conditions		15.00
9	EMP cost of Construction phase (material handling, green net, tarpaulin cover to cover the construction material)	30.00	15.00
	Total	**96.00**	**51.00**

EMP Budget during Operation Phase

S.No	Component	Capital Cost (lakhs)	Recurring Cost/ Annum (lakhs)
1.	Sewage Treatment Plant	180.00	20.00
2.	Rain water Harvesting Pits	40.00	5.00
3.	Acoustic enclosure/stack for DG sets	80.00	15.00
4.	Solid Waste Management (collection, handling & transportation) and 2 Number of Organic Waste Converter	60.00	10.00
5.	Plantation of Trees	80.00	20.00
6.	Six Monthly Compliances as Per EIA Notification		12.00
Total		**440.00**	**82.00**

Budget outside of the Project Site

S. No.	Activities	Capital Cost (Lakhs)
1.	Adoption of Government School for improvement of Infrastructure	432.00 Lakhs
2.	Upgradation/Development of the Community Center in the nearby village	275.00 Lakhs
Total		**707.00 Lakhs**

Total EMP Budget

S. No.	Particular	Capital Cost (INR lakhs)	Recurring Cost (INR lakhs)
1.	During Construction Phase	96.00	51.00
2.	During Operation Phase	440.00	82.00
3.	EMP budget for Adoption of School and Community Center	707.00	-
Total		**1243/-**	**133/-**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to M/s Experion Developers Private Limited Through Dir. Nagaraju Routhu C/o R Janardhan Rao (as per allotment vide Memo No. ZO002/EO018/UE029/GALOT/0000001411dated 21.12.2023 issued by HSVP under category 8(a) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The Project Proponent will instal DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
2. The Project Proponent will undertake prescribed mitigation measures during the construction period.
3. The Project Proponent will adopt nearby government schools for improvement of infrastructure with a CER budget of Rs. 432 lakhs.
4. Upgradation/Development of the Community Center in the nearby village with a CER budget of Rs. 275 lakhs.

Item No. 192.05
Dated : 30.12.2024

Environment Clearance for proposed "Industrial Shed Project" at Plot No. 925, Sector - 68, IMT Faridabad, Haryana by M/s Sidwal Refrigeration Industries Private Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/502908/2024dated 25.10.2024** for obtaining under **Environment Clearance** Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 512474 dated 17.10.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **304th meeting held on 13.11.2024**. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 18.11.2024.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to **M/s Sidwal Refrigeration Industries Pvt. Ltd. (as per HSIIDC Allotment Letter No.: RLA2024MAR05579 dated 07.03.2024)**

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

Basic Detail

Name of the Project: Industrial Shed Project located at Plot no. 925, Sector – 68, IMT, Faridabad, Haryana by M/s Sidwal Refrigeration Industries Pvt. Ltd.		
S.No.	**Particulars**	**Details**
1.	Online Proposal Number	SIA/HR/INFRA2/502908/2024
2.	Latitude	28°20'3.07"N
3.	Longitude	77°21'44.65"E
4.	Total Plot Area	21,935.00 sqm
5.	Proposed Ground Coverage	11,703.37 sqm (53.35% of Net Plot Area)
6.	Proposed FAR	43,555.81 sqm
7.	Non FAR Area	9,097.91 sqm
8.	Total Built Up area (6+7)	52,653.73 sqm
9.	Total Green Area with %	3300.00 sqm (15.05% of Total Plot Area)
10.	Rain Water Harvesting Structure (with size)	02 Rainwater Harvesting Pits with double bore
11.	Total Parking	216 ECS
12.	Maximum Height of the Building (m)	24.1 m
13.	Power Requirement	3,200 kW
14.	Power Backup	02 No. of DG sets (2 x 1,500 kVA)
15.	Total Water Requirement	68 KLD
16.	Fresh Water Requirement	36 KLD
17.	Treated Water	32 KLD
18.	Waste Water Generated	38 KLD
19.	STP Capacity	40 KLD
20.	ETP Capacity	25 KLD
21.	Solid Waste Generated	140 kg/day
22.	Bio-degradable Waste	84 kg/day
23.	Organic Waste Convertor	1 unit of capacity 100 kg

24.	Number of Buildings		1 industrial shed	
25.	Stories		B + S + 3 floors	
26.	Dwelling Units/ EWS		NA	
27.	Population		490 individuals	
28.	Total Cost of the project:	i) Land Cost	Total Project Cost (i + ii + iii): ₹250 Cr.	
		ii) Construction Cost		
		iii) Misc. Cost		
29.	Incremental Load in respect of:		PM2.5	0.0889200 µg/m^3
			PM10	0.2223100 µg/m^3
			SO2	0.3079200 µg/m^3
			NO2	1.4850200 µg/m^3
			CO	1.0400000 µg/m^3
30.	EMP Budget		• Capital cost: ₹310/- Lakhs • Recurring cost: ₹120/- Lakhs • Adoption of School in nearby Village: ₹70/- Lakhs Total EMP Budget: ₹500/- Lakhs	

EMP BUDGET (CONSTRUCTION PHASE)

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs)
1	Air Pollution Control (tarpaulin sheets/ barricading, wheel washing, water sprinkling)	20	10
2	Anti-smog gun	20	3
3	Noise Pollution Control (Maintenance of machinery)	22	2
4	Waste Management	5	2
5	Environment Monitoring & Six-Monthly compliances	-	4
6	Environment Management Cell	3	15
TOTAL		**70.0**	**36.0**

EMP Budget (Operation Phase)

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs)
1	Wastewater treatment (STP)	65	15
2	Rain water Harvesting system	30	3
3	Wastewater treatment (ETP)	40	9
4	Solid Waste Management (Organic Waste Convertor and Waste Bins)	40	4
5	Tree plantation	30	15
6	Energy savings including LED, miscellaneous	30	13
7	Environment Management cell, Environment monitoring & Six-Monthly compliances	5	25
TOTAL		**240.0**	**84.0**

EMP Budget (Outside the Project Premise)

Particulars	Total Cost (₹ in lakhs)
Adoption of School in nearby Village: 1. Repair and Development of Infrastructure 2. Installation of Solar Lighting 3. Toilets construction 4. Providing bins & Maintain sanitation 5. Plantation 6. Book distribution	70.0/-

EMP BUDGET Summary

Particulars	Cost (₹ in lakhs)
EMP Budget (Capital cost)	310.0
EMP Budget (Recurring cost)	120.0
EMP Budget for Outside the Project Premise/Adoption of School in nearby Village	70.0
TOTAL	**500.0**

A. Specific conditions:-

1. The PP shall take the necessary approval from PESO, if applicable
2. The PP shall follow the compliance of Public Liability Insurance Act, 1991
3. The PP shall carry the isolated storage of each chemical to be stored with the existing precautions as per the MSHIC Rules, 1989 and abide by all conditions of MSDS.
4. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
5. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
6. The PP and consultant agree to display the First Aid measure, Fire Fighting Measure, Accidental Release measure, Exposure and control (Personal Measure) at the site.
7. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
8. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration. The Treated effluent from STP shall be recycled/ reused for flushing. DG cooling, Gardening and HVAC.
9. The PP shall comply with provisions of Occupational Safety health and working conditions Code 2019.
10. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
11. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
12. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
13. The PP shall implement the EMP and assess that the implemented EMP is adequate and periodic environmental audits shall be conducted and maintained the records of audit. These audits shall be followed by Corrective action plan to correct the various measures identified during the audits (CAP).
14. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used.
15. The PP shall not carry any construction below the HT Line passing through the project, if any.
16. The PP shall not carry any construction above or below the Revenue Rasta, if any.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA/State water Authority, Haryana before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall not allow parking of the vehicles on the roads or revenue Rasta outside the project area.
19. The PP shall not give occupation or possession before the water supply and sewage connection permitted

by the competent authority

20. The PP shall develop the onsite and offsite emergency plan in consultation with the regulatory authority.
21. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
22. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
23. The PP may provide electric charging stations to facilitate electric vehicle commuters.
24. PP shall submit timeline regarding implementation of green plan.
25. The PP shall not allow establishment of any category A or B type industry in the project area.
26. The PP shall carry out the quarterly awareness programs for the staff.
27. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
28. The PP shall comply with provisions of Manufacturing storage and import of Hazardous chemical rules
29. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
30. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
31. A minimum of 1 tree for every 80sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species.
32. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
33. Water intensive and/or invasive species should not be used for landscaping.
34. **As proposed 3,300.00 (15.05% of the Total Plot Area)** shall be provided for green area development at the site. Out of which, area measuring **2,886.85 sqm (13.16% of the Total Plot Area)** will be developed under Block Green Plantation
35. **02 Rain Water Harvesting pits** with double bore**,** shall be provided.
36. The PP shall install **Solar Panels of capacity 64 kW** at the site for energy conservation through Solar Energy
37. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
38. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
39. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
40. The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Standard Conditions

1. <u>Statutory compliance</u>

1.1 The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

1.2 The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.

1.3 The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.

1.4 The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

1.5 The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

1.6 The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

1.7 A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

1.8 All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

1.9 The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

1.10 The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. <u>Air quality monitoring and preservation</u>

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

2.2 A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

2.3 The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

2.4 Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

2.5 Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

2.6 Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

2.7 Wet jet shall be provided for grinding and stone cutting.

2.8 Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

2.9 All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

2.10 The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

2.11 The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

3. <u>Water quality monitoring and preservation</u>

3.1 The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

3.2 Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

3.3 Total fresh water use shall not exceed the proposed requirement as provided in the project details.

3.4 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.5 A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

3.6 At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

3.7 Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other

for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

3.8 Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

3.9 Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

3.10 Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

3.11 The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

3.12 A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

3.13 All recharge should be limited to shallow aquifer.

3.14 No ground water shall be used during construction phase of the project.

3.15 Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

3.16 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.17 Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

3.18 No sewage or untreated effluent water would be discharged through storm water drains.

3.19 Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

3.20 Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

3.21 Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise monitoring and prevention

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

4.2 Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

4.3 Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation measures

5.1 Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

5.2 Outdoor and common area lighting shall be LED.

5.3 Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and

roof u-values shall be as per ECBC specifications.

5.4 Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

5.5 Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

5.6 Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

6.1 A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

6.2 Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

6.3 Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

6.4 Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

6.5 All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

6.6 Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

6.7 Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

6.8 Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

6.9 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

6.10 Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

7.1 No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

7.2 A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

7.3 Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

7.4 Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

8.1 A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.

b) Traffic calming measures.
c) Proper design of entry and exit points.
d) Parking norms as per local regulation.

8.2 Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

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

9. Human health issues

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

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

9.3 Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

9.4 Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

9.5 Occupational health surveillance of the workers shall be done on a regular basis.

9.6 A First Aid Room shall be provided in the project both during construction and operations of the project.

Corporate Environment Responsibility

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

9.8 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

9.9 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

9.10 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

10. Miscellaneous

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

10.2 Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

10.3 The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

10.4 The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

10.5 The company shall have a well laid down environmental policy duly approved by the Board of Directors.

The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

10.6 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.

10.7 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report

10.8 The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

10.9 The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

10.10 The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

10.11 The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.

10.12 No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).

10.13 Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

10.14 The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

10.15 The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

10.16 The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

10.17 The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 192nd meeting of SEIAA held on 30.12.2024. The Project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation, the composition of influent of ETP and for revision of EMP. In this regard the project proponent has submitted reply on 30.12.2024 as under:

1. Total green area of the project is 3300 sqm (Approx. 15.05 % of total Plot area) in which block plantation is 2886.85 sqm (13.16 % of plot area).
2. The Effluent will contain Nitric acid and hydrofluoric acid which be treated in the ETP of capacity 25 KLD
3. Revised EMP was also submitted by the project proponent.

EMP Budget during Construction Phase

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs)
1	Air Pollution Control (tarpaulin sheets/ barricading, wheel washing, water sprinkling)	20.00	12.00
2	Anti-smog gun	20.00	6.00
3	Noise Pollution Control (Maintenance of machinery)	21.00	5.00
4	Waste Management	6.00	5.00
5	Environment Monitoring & Six-Monthly compliances	-	5.00
6	Environment Management Cell	3.00	16.00
	Total	**70.00**	**49.00**

EMP Budget during Operation Phase

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs)
1	Wastewater treatment (STP)	65	15
2	Rain water Harvesting system	30	3
3	Wastewater treatment (ETP)	40	9
4	Solid Waste Management (Organic Waste Convertor and Waste Bins)	40	4
5	Tree plantation	30	15
6	Environment Management cell, Environment monitoring & Six-Monthly compliances	5	25
	Total	**210**	**71**

EMP Budget outside the Project Side(CER)

Activities	Total Cost (in Lakhs)
Adoption of Government School for improvement of Infrastructure	**100**

Total EMP Budget

S. No.	Particular	Capital Cost (INR lakhs)	Recurring Cost (INR lakhs)
1.	During Construction Phase	**70**	49
2.	During Operation Phase	**210**	71
3.	EMP budget for Adoption of School and Community Center	**100**	00
	Total	**380**	**120**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance **M/s Sidwal Refrigeration Industries Pvt. Ltd. (as per HSIIDC Allotment Letter No.: RLA2024MAR05579 dated 07.03.2024)** under category **8(a)** of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The Project Proponent will instal DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
2. The Project Proponent will undertake prescribed mitigation measures during the construction period.
3. The Project Proponent will adopt nearby government school for improvement of infrastructure with a CER budget of Rs.100 lakhs.

Item No. 192.06
Dated : 30.12.2024

Environment Clearance for proposed Commercial Colony Project at Sector - 83, Village Sihi, Gurgaon, Haryana by M/s Realtown Properties Private Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/502464/2024 dated 25.10.2024** for Obtaining under **Environment Clearance** Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 285322 dated 21.10.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **304th meeting held on 13.11.2024.** PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 18.11.2024.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to **M/s Realtown Properties Pvt. Ltd. (as per Land License issued by DTCP vide License No. 12 of 2013 dated 13.03.2013 vide Endst No.LC-2533-JE(VA)-2013/33650 dated 15.03.2013; renewed upto 12.03.2025)**

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

Basic Detail

Name of the Project: Commercial Colony Project at Sector – 83, Village Sihi, Gurgaon, Haryana M/s Realtown Properties Pvt. Ltd.		
S. No.	**Particulars**	**Details**
1.	Online Proposal Number	SIA/HR/INFRA2/502464/2024
2.	Latitude	28°23'51.24"N
3.	Longitude	76°57'48.88"E
4.	Total Plot Area	9,560.68 sqm
5.	Proposed Ground Coverage	4,940.85 sqm (51.68% of Plot Area)
6.	Proposed FAR	18,185.90 sqm
7.	Non FAR Area	16,664.09 sqm
8.	Total Built Up area	34,850.00 sqm
9.	Total Green Area with %	2,876.80 sqm (30.09% of Plot Area)
10.	Rain Water Harvesting Structure (with size)	02 Rainwater Harvesting Pits
11.	Total Parking	364 ECS
12.	Maximum Height of the Building (m)	56.45 m
13.	Power Requirement	1,984.15 KW
14.	Power Backup	3 DG sets (2x 1,010 kVA + 1 x 750 kVA)
15.	Total Water Requirement	198 KLD
16.	Fresh Water Requirement	114 KLD
17.	Treated Water	84 KLD
18.	Waste Water Generated	94 KLD
19.	STP Capacity	115 KLD
20.	Solid Waste Generated	733 kg/day
21.	Bio-degradable Waste	440 kg/day
22.	Organic Waste Convertor	2 units of capacity (1X200 KG + 1X250 KG)

23.	Number of Buildings		7 commercial blocks including retail shops, multiplex, restaurants & office spaces	
24.	Stories		2B + G + 12 floors + terrace/mumty	
25.	Dwelling Units/ EWS		NA	
26.	Population		4,351 individuals (including staff & visitors)	
27.	Total Cost of the project:	i) Land Cost	Total Project Cost (i + ii + iii): ₹144.62 Cr.	
		ii)Construction Cost		
		iii) Misc. Cost		
28.	Incremental Load in respect of:		PM2.5	0.041 µg/m^3
			PM10	0.101 µg/m^3
			SO2	0.137 µg/m^3
			NO2	0.657 µg/m^3
			CO	0.461 µg/m^3
29.	EMP Budget		• Capital cost: ₹182/- Lakhs • Recurring cost: ₹58/- Lakhs • CER Budget: ₹25.5/- Lakhs • Wildlife Action Plan: ₹10/- Lakhs Total EMP Budget: ₹275.5/- Lakhs	

EMP Detail

EMP Budget (Construction Phase)

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Air Pollution Control (tarpaulin sheets/ barricading, wheel washing, water sprinkling)	8	2.5
2	Anti-smog gun(s) & AQM sensors	5	1.5
3	Safety, Medical & Sanitation facilities for labour	9	3
4	Environment monitoring & Six-Monthly compliances	-	4
5	Environment Management Cell	-	5
Total Cost (in Lakhs)		**22**	**16**

EMP Budget (OPERATION Phase)

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) per annum
1	Wastewater treatment (STP)	75	15
2	Rainwater Harvesting Measures	8	2
3	Energy Conservation Measures	25	8
4	DG sets with acoustic enclosures & stack	18	3
5	Solid Waste Management & Awareness programs (Organic Waste Convertor and Waste Bins)	30	10
7	Environmental Monitoring & Compliances	4	4
Total Cost (in Lakhs)		**160**	**42**

EMP Budget (Outside the Project Premise)

S. No.	Activities	Total cost (₹)
1	Block Green development outside project with prior permission from GMDA	10,30,000
2	Adoption of Govt. School in nearby village involving following activities • Separate toilets for male/female • Installation & maintenance of RWH pits & Solar panels • Distribution of Stationery items	15,20,000
Total Cost (in Lakhs)		**25,50,000**

Wildlife Action Plan

S.No.	Activities	TOTAL COST (in Lakhs)
1	Plantation (Based on Miyawaki Method)	10,00,000
2	Construction of Feeding Platforms and Enclosures	
3	Putting Nest (made of natural materials without metals like nails, wires etc.)on Trees	
4	Awareness Generation Programmes	

EMP Budget Summary

Particulars	Cost (₹ in lakhs)
EMP Budget (Capital cost)	182
EMP budget (Recurring cost)	58
EMP budget for nearby area/ outside the project boundary	25.50
Wildlife Action Plan	10.00
Total (Cost in Lakhs)	**275.50**

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
4. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
5. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
6. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
7. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
8. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used
9. The PP shall install electric charging points for charging of electric vehicles.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection

measures from lightening etc.

12. That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
13. The PP shall not carry any construction below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16. The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
20. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
24. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
25. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
26. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
27. **As proposed 2,876.80 sqm (30.09% of Plot Area) shall be provided for green area development.**
28. **02 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
29. **The PP shall achieve the energy conservation of approx. 50 KW through Solar PV panels in the project.**
30. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
31. The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
32. The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Standard Conditions

1. Statutory compliance

1.1 The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

1.2 The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.

1.3 The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.

1.4 The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

1.5 The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

1.6 The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

1.7 A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

1.8 All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

1.9 The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

1.10 The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. <u>Air quality monitoring and preservation</u>

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

2.2 A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

2.3 The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

2.4 Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

2.5 Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

2.6 Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

2.7 Wet jet shall be provided for grinding and stone cutting.

2.8 Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

2.9 All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

2.10 The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

2.11 The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

3. <u>Water quality monitoring and preservation</u>

3.1 The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

3.2 Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

3.3 Total fresh water use shall not exceed the proposed requirement as provided in the project details.

3.4 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.5 A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

3.6 At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass

pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

3.7 Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

3.8 Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

3.9 Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

3.10 Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

3.11 The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

3.12 A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

3.13 All recharge should be limited to shallow aquifer.

3.14 No ground water shall be used during construction phase of the project.

3.15 Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

3.16 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.17 Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

3.18 No sewage or untreated effluent water would be discharged through storm water drains.

3.19 Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

3.20 Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

3.21 Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise monitoring and prevention

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

4.2 Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

4.3 Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation measures

5.1 Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

5.2 Outdoor and common area lighting shall be LED.

5.3 Concept of passive solar design that minimize energy consumption in buildings by using design elements,

such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

5.4 Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

5.5 Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

5.6 Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

6.1 A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

6.2 Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

6.3 Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

6.4 Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

6.5 All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

6.6 Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

6.7 Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

6.8 Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

6.9 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

6.10 Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

7.1 No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

7.2 A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

7.3 Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

7.4 Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

8.1 A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic

criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
b) Traffic calming measures.
c) Proper design of entry and exit points.
d) Parking norms as per local regulation.

8.2 Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

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

9. Human health issues

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

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

9.3 Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

9.4 Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

9.5 Occupational health surveillance of the workers shall be done on a regular basis.

9.6 A First Aid Room shall be provided in the project both during construction and operations of the project.

Corporate Environment Responsibility

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

9.8 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

9.9 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

9.10 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

10. Miscellaneous

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

10.2 Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

10.3 The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

10.4 The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at

environment clearance portal.

10.5 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

10.6 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.

10.7 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report

10.8 The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

10.9 The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

10.10 The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

10.11 The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP reportand also that during their presentation to the Expert Appraisal Committee.

10.12 No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).

10.13 Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

10.14 The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

10.15 The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

10.16 The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

10.17 The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 192nd meeting of SEIAA held on 30.12.2024. The Project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation and for revision of EMP. In this regard the project proponent submitted reply on 30.12.2024 as under:

1. Total green area (inside+outside) of the project 4037.80 m^2 (42.33 % of total Plot area) in which 2867.80 m^2 (Approx. 30.09%) green area developed inside the project area and block green area i.e. 1170 m^2 (12.24 % of plot area) developed outside the project area.

2. Revised EMP was also submitted by the project proponent.

EMP Budget during Construction Phase

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Air Pollution Control (tarpaulin sheets/ barricading, wheel washing, water sprinkling)	8.00	2.50
2	Anti-smog gun(s) & AQM sensors	5.00	1.50
3	Safety, Medical & Sanitation facilities for labour	9.00	3.00
4	Environment monitoring & Six-Monthly compliances	-	4.00
5	Environment Management Cell	-	9.50
Total		**22.00**	**20.50**

EMP Budget during Operation Phase

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) per annum
1	Wastewater treatment (STP)	20.00	25.00
2	Rainwater Harvesting Measures	2.00	2.00
3	Solid Waste Management & Awareness programs (Organic Waste Convertor and Waste Bins)	25.00	10.00
4	Environmental Monitoring & Compliances		4.00
5	Environment Management Cell		9.50
Total		**47.00**	**50.50**

EMP Budget for outside the Project Site (CER)

S. No.	Activities	Total cost (₹)
1	Improvement of infrastructure in a Government School	58.50
Wildlife Action Plan		
2	Plantation (Based on Miyawaki Method)	3.40
3	Construction of Feeding Platforms and Enclosures	2.50
4	Putting Artificial Nest (made of natural materials without metals like nails, wires etc.) on Trees	2.05
5	Awareness Generation Programmes	2.05
TOTAL (Cost in Lakhs)		**68.50**

EMP Budget Summary

Particulars	Cost (₹ in lakhs)
EMP Budget (Capital cost)	69.00
EMP budget (Recurring cost)	71.00
EMP budget for nearby area/ outside the project boundary	68.50
Cost incurred on EMP as per existing development	67.4123
TOTAL	**275.9126~275.92**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to Sh. Dharam Singh S/o Sh. Shish Ram C/o M/s Real Town Properties Pvt. Ltd. (as License No. 12 of 2013 dated 13.03.2013 renewal issued by DTCP vide Memo No. LC-2533-Asstt(RK)2024/15614 dated 28.05.2024 valid upto12.03.2025) under category 8(a) of EIA Notification dated

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

1. The Project Proponent will instal DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
2. The Project Proponent will undertake prescribed mitigation measures during the construction period.
3. The Project Proponent will adopt nearby government school for improvement of infrastructure with a CER budget of Rs.58.50 Lakhs.
4. EMP budget of Rs.10 lakhs will be allocated for wild life conservation for which action plan will be drawn and submitted after consultation with the State Wildlife Department.

Item No. 192.07
Dated : 30.12.2024

Environmental Clearance for proposed Industrial Colony Project under Integrated Industrial Licensing Policy (IILP) at Village- Faizabad, District: Jhajjar, Haryana by M/s Indospace Industrial Park Badli Pvt. Ltd.

The Project Proponent submitted online Proposal No.**SIA/HR/INFRA2/501656/2024 dated 25.10.2024** for obtaining under **Environmental Clearance** Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs.2,00,000/- vide DD No. 505607 dated 14.10.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **304th meeting held on 13.11.2024**. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 21.11.2024.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to **M/s Indospace Industrial Park Badli Pvt. Ltd(as per the license:**

1. **27 of 2018 dated 01.05.2018 issued by DTCP vide Endst. No.LC-3677-PA-(SS)-2018/13397 dated 01.05.2018 as valid up to 30.04.2028)**
2. **61 of 2019 dated 04.06.2019 issued by DTCP vide Endst No LC-3677-B-JE(MK)-2019/13213 (renewal applied)**
3. **134 of 2019 dated 18.12.2019 issued by DTCP vide Endst. No. LC-3677-C-JE (MK)-2019/31334 (renewal applied)**

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

Basic Detail

Name of the Project: EC for Industrial Colony Project under IILP at Village- Faizabad, District-Jhajjar Haryana by M/s Indospace Industrial Park Badli Pvt. Ltd.		
Sr. No.	**Particulars**	
Online Proposal no. SIA/HR/INFRA2/501656/2024		
1.	Latitude	28°34'47.27"N
2.	Longitude	76°45'57.30"E
3.	Total Plot Area	2,42,659.63 sqm (59.9625 Acres)
4.	Proposed Ground Coverage	1,14,251.94 sqm (47.08 % of plot area)
5.	Total proposed FAR	1,30,004.88 sqm (including mezzanine & upper floor areas)
6.	Total Built Up area	1,30,004.88 sqm
7.	Total Green Area with Percentage	38,100 sqm (15.70 % of Total Plot area)
8.	Rain Water Harvesting Pits	60 no's RWH pits. & 02 RWH Ponds
9.	Total Parking	36,510 sqm (15.05 % of total plot area)
10.	Maximum Height of the Building	18 meters
11.	Power Requirement	16,390 kVA (UHBN)
12.	No. of DG set	Total 20 DG sets:(3x750kVA+6x500kVA+3x320kVA+3x250kVA+1x200kVA+1x380kVA+2x160kVA+1x100KVA)
13.	Total Estimated Water Demand	413 KLD
14.	Fresh Water Demand	187 KLD
15.	Total treated water	226 KLD (after treatment of wastewater from STP)

<table>
<tr><td>16.</td><td>Treated Water Demand</td><td colspan="2">226 KLD</td></tr>
<tr><td>17.</td><td>Total Waste Water Generated during operational phase</td><td colspan="2">250 KLD</td></tr>
<tr><td>18.</td><td>Capacity of STP</td><td colspan="2">325 KLD (MBBR technology)</td></tr>
<tr><td>19.</td><td>Solid waste generated</td><td colspan="2">1660 kg/day (997 kg/day biodegradable waste)</td></tr>
<tr><td>20.</td><td>Organic waste converter</td><td colspan="2">1x200 kg/day capacity and 2x400 kg/day capacity</td></tr>
<tr><td>21.</td><td>Total Population</td><td colspan="2">7000 individuals</td></tr>
<tr><td>22.</td><td>Number of floors</td><td colspan="2">• B40, B50, B100, B200, B300, B400, B500A, B500B, B600: (Max. G+ mezzanine/1 floor)
• Community Building: G+4 floor</td></tr>
<tr><td>23.</td><td>Number of Building Blocks</td><td colspan="2">09 industrial Blocks (B40, B50, B100, B200, B300, B400, B500A, B500B, B600 along with community building</td></tr>
<tr><td>24.</td><td>Basement</td><td colspan="2">No basement</td></tr>
<tr><td>25.</td><td>Total Cost of the project:</td><td colspan="2">Rs.37,314 lakhs (373.14 Crores)</td></tr>
<tr><td>26.</td><td>EMP Budget</td><td colspan="2">EMP Budget Details
<table>
<tr><td>S. No.</td><td>Particular</td><td>Cost in Lakhs</td></tr>
<tr><td>A</td><td>Total Expenses Incurred</td><td>362.50</td></tr>
<tr><td>B</td><td>Total EMP Budget proposed</td><td>275.70</td></tr>
<tr><td>1</td><td>EMP budget for inside the project boundary (Capital cost)</td><td>165.00</td></tr>
<tr><td>2</td><td>EMP budget for inside the project boundary (Recurring cost)</td><td>70.70</td></tr>
<tr><td>3</td><td>EMP budget for adoption of school in nearby village</td><td>40.00</td></tr>
<tr><td colspan="2">Total EMP Budget (Incurred +Proposed)</td><td>638.20</td></tr>
</table></td></tr>
<tr><td rowspan="5">27.</td><td rowspan="5">Incremental Load in respect of:</td><td>i) $PM_{2.5}$</td><td colspan="2">0.646 µg/m^3</td></tr>
<tr><td>ii) PM_{10}</td><td colspan="2">1.58 µg/m^3</td></tr>
<tr><td>iii) SO_2</td><td colspan="2">2.27 µg/m^3</td></tr>
<tr><td>iv) NO_2</td><td colspan="2">19.9 µg/m^3</td></tr>
<tr><td>v) CO</td><td colspan="2">7.42 µg/m^3</td></tr>
<tr><td>28.</td><td colspan="2">Status of Project</td><td colspan="2">Partial Operational</td></tr>
</table>

EMP budget (for construction phase)

S.No.	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1	EMP cost of Construction phase(green net, tarpaulin cover to cover the construction material)	Since Project is already in construction, capital cost is specified in incurred cost on development.	7
2	Tractors/Tanker cost for Water sprinkling for dust suppression		3.2
4	Sanitation for labours (mobile toilets/septic tank), Sedimentation tank		7
5	Anti-Smog Gun		4
6	Environmental Monitoring & Compliances		2.5
7	Handling of construction waste material		2.5
8	Health Check-up & Medical Facilities for labour		1.5
Total			**27.7**

EMP budget (for operation phase)

S.no	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)/annum
1	Sewage Treatment Plant	60	15
2	Rain water Harvesting	15	2
3	Solid Waste Management & awareness	10	3

	programmes		
4	Tree Plantation	30	7
5	Environmental Monitoring & Compliances	0	15
6	Energy saving measures, other misc.	50	1
Total		**165**	**43**

Table 2b: Brief budget outline with activities: budget for adoption of school in nearby village

S. No.	Activities	Proposed Locations	1st Year	2nd Year	Total cost (₹)
1	Installation of smart classes	Govt. School in nearby village	4,00,000	4,00,000	8,00,000
2	Installation of Solar Lighting		3,00,000	4,00,000	7,00,000
3	R.O. Provision		2,50,000	2,50,000	5,00,000
4	Toilets construction		2,50,000	2,50,000	5,00,000
5	Providing bins & Maintain sanitation		2,50,000	2,50,000	5,00,000
6	Plantation		2,50,000	2,50,000	5,00,000
7	Book distribution		2,50,000	2,50,000	5,00,000
	Total		**19,50,000**	**20,50,000**	**40,00,000**

Total EMP Budget

S. No.	Particular	Cost in Lakhs
A	**Total Expenses Incurred**	**362.50**
B	**Total EMP Budget proposed**	**275.70**
1	EMP budget for inside the project boundary (Capital cost)	165.00
2	EMP budget for inside the project boundary (Recurring cost)	70.70
3	EMP budget for adoption of school in nearby village	40.00
Total EMP Budget (Incurred + Proposed)		**638.20**

A. Specific conditions:-

1. The PP shall take the necessary approval from PESO, if applicable
2. The PP shall follow the compliance of Public Liability Insurance Act, 1991
3. The PP shall carry the isolated storage of each chemical to be stored with the existing precautions as per the MSHIC Rules, 1989 and abide by all conditions of MSDS.
4. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
5. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project.
6. The PP and consultant agree to display the First Aid measure, Fire Fighting Measure, Accidental Release measure, Exposure and control (Personal Measure) at the site.
7. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
8. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e.Ultra Filtration. The Treated effluent from STP shall be recycled/ reused for flushing. DG cooling, Gardening and HVAC.
9. The PP shall comply with provisions of Occupational Safety health and working conditions Code 2019.
10. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of fecal coli forms and other pathogenic bacteria.
11. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of

treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.

12. Separate wet and dry bins must be provided for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to solid waste dumping site through authorized vender.
13. The PP shall implement the EMP and assess that the implemented EMP is adequate and periodic environmental audits shall be conducted and maintained the records of audit. These audits shall be followed by Corrective action plan to correct the various measures identified during the audits (CAP).
14. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 km radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
15. The PP shall provide the Anti-smog gun mounted on vehicle in the project for suppression of dust during construction phase and shall use the treated water, if feasible.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used.
17. The PP shall not carry any construction below the HT Line passing through the project, if any.
18. The PP shall not carry any construction above or below the Revenue Rasta, if any.
19. The PP shall obtain the permission regarding withdrawal of ground water from CGWA/State water Authority, Haryana before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
20. The PP shall not allow parking of the vehicles on the roads or revenue Rasta outside the project area.
21. The PP shall not give occupation or possession before the water supply and sewage connection permitted by the competent authority
22. The PP shall develop the onsite and offsite emergency plan in consultation with the regulatory authority.
23. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH pits.
24. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
25. The PP may provide electric charging stations to facilitate electric vehicle commuters.
26. The PP shall not allow establishment of any category A or B type industry in the project area.
27. The PP shall carry out the quarterly awareness programs for the staff.
28. Any change in stipulations of EC will lead to Environment Clearance void-ab-initioand PP will have to seek fresh Environment Clearance.
29. The PP shall comply with provisions of Manufacturing storage and import of Hazardous chemical rules
30. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
31. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
32. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
33. The minimum growth of trees should be 03 meters with sufficient canopy.
34. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
35. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
36. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
37. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
38. Water intensive and/or invasive species shall not be used for landscaping.
39. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**

40. As proposed **38,100 sqm i.e. 15.70% of the total plot area** shall be provided for green area development at the project site, out of which **12% of the plot area (i.e., 29,119.16 sqm)** will be achieved as block green area.
41. **60 Rain Water Harvesting Pits and 02 Ponds** shall be provided for ground water recharging as well as storage as per the CGWB norms.
42. **The PP shall provide the Solar panel capacity as per HAREDA norms.**
43. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
44. The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
45. The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Standard Conditions

1. Statutory compliance

1.1 The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

1.2 The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.

1.3 The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.

1.4 The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

1.5 The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

1.6 The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

1.7 A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

1.8 All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

1.9 The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

1.10 The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air quality monitoring and preservation

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

2.2 A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

2.3 The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

2.4 Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

2.5 Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking

out debris from the site.

2.6 Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

2.7 Wet jet shall be provided for grinding and stone cutting.

2.8 Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

2.9 All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

2.10 The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

2.11 The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

3. <u>Water quality monitoring and preservation</u>

3.1 The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

3.2 Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

3.3 Total fresh water use shall not exceed the proposed requirement as provided in the project details.

3.4 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.5 A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

3.6 At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

3.7 Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

3.8 Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

3.9 Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

3.10 Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

3.11 The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

3.12 A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

3.13 All recharge should be limited to shallow aquifer.

3.14 No ground water shall be used during construction phase of the project.

3.15 Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

3.16 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.17 Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be

recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

3.18 No sewage or untreated effluent water would be discharged through storm water drains.

3.19 Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

3.20 Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

3.21 Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise monitoring and prevention

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

4.2 Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

4.3 Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation measures

5.1 Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

5.2 Outdoor and common area lighting shall be LED.

5.3 Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

5.4 Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

5.5 Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

5.6 Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

6.1 A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

6.2 Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

6.3 Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

6.4 Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

6.5 All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

6.6 Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

6.7 Use of environment friendly materials in bricks, blocks and other construction materials, shall be required

for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

6.8 Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

6.9 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

6.10 Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

7.1 No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

7.2 A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

7.3 Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

7.4 Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

8.1 A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
b) Traffic calming measures.
c) Proper design of entry and exit points.
d) Parking norms as per local regulation.

8.2 Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

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

9. Human health issues

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

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

9.3 Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

9.4 Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

9.5 Occupational health surveillance of the workers shall be done on a regular basis.

9.6 A First Aid Room shall be provided in the project both during construction and operations of the project.

Corporate Environment Responsibility

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

9.8 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

9.9 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

9.10 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

10. Miscellaneous

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

10.2 Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

10.3 The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

10.4 The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

10.5 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

10.6 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.

10.7 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report

10.8 The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

10.9 The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

10.10 The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

10.11 The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.

10.12 No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).

10.13 Concealing factual data or submission of false/fabricated data may result in revocation of this

environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

10.14 The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

10.15 The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

10.16 The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

10.17 The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 192nd meeting of SEIAA held on 30.12.2024. The Project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation, revised calculation of RWH pits/tank and for revision of EMP. In this regard the project proponent submitted reply on 30.12.2024 as under:

1. Total green area of the project is 38,100 sqm (Approx. 15.70 % of total Plot area) in which block plantation is 29119.16 sqm (12 % of plot area).
2. The project proponent proposed 60 No. of Rainwater Harvesting pits and 02 No of Rainwater Harvesting ponds for the Project. Lining in the pods will be provided so as to use the harvested rain water internally after minimal treatment.
3. Revised EMP was submitted by the project proponent.

EMP budget during construction phase

S. No.	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1.	EMP cost of Construction phase(green net, tarpaulin cover to cover the construction material)	Since Project is already in construction, capital cost is specified in incurred cost on development.	7.00
2.	Tractors/Tanker charges for Water sprinkling for dust suppression		3.20
3.	Mobile toilets/septic tank/Sedimentation tank		7.00
4.	Anti-Smog Gun		4.00
5.	Environmental Monitoring & Compliances		2.50
6.	Handling of construction waste material		2.50
Total			**26.20**

EMP budget during operation phase

S.no	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs) per annum
1.	Sewage Treatment Plant	60.00	15.00
2.	Rain water Harvesting	15.00	2.00
3.	Solid Waste Management & awareness programmes	10.00	3.00
4.	Tree Plantation	30.00	7.00
5.	Environmental Monitoring & Compliances	0.00	15.00
Total		**115.00**	**42.00**

EMP budget outside the Project Site

Activities	Total Cost (lakhs)
Adoption & Infrastructural Development of Government School in nearby school	90.00/-

Table 2: Total EMP budget (Incurred + Proposed)

S. No.	Particular	Cost in Lakhs
A	Total Expanse Incurred	365.00
B	Total EMP Budget proposed	273.20
1	EMP budget for inside the project boundary (Capital cost)	115.00
2	EMP budget for inside the project boundary (Recurring cost)	68.20
3	EMP budget for adoption of school in nearby village	90.00
Total EMP Budget (Incurred+ Proposed)		**638.20**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to M/s Indospace Industrial Park Badli Pvt. Ltd (as per the licence):

1. 27 of 2018 dated 01.05.2018 issued by DTCP vide Endst. No.LC-3677-PA-(SS)-2018/13397 dated 01.05.2018 as valid up to 30.04.2028)
2. 61 of 2019 dated 04.06.2019 issued by DTCP vide Endst No LC-3677-B-JE(MK)-2019/13213 valid up to 28.05.2024.
3. 134 of 2019 dated 18.12.2019 issued by DTCP vide Endst. No. LC-3677-C-JE (MK)-2019/31334 valid up to 10.09.2024. under category 8(a) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The Project Proponent will instal DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
2. The Project Proponent will undertake prescribed mitigation measures during the construction period.
3. The Project Proponent will adopt nearby government school for improvement of infrastructure with a CER budget ofRs.90 lakhs.
4. The Project Proponent will not restrict the access of public to the revenue rasta running within the project site as a public thoroughfare.

Item No. 192.08
Dated : 30.12.2024

Environment Clearance for proposed Extension & Amendment in Environment Clearance of Commercial Complex at Sector MID, Manesar, Gurugram, Haryana by M/s Paradise Systems Private Limited

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/501625/2024 on dated 17.10.2024** for obtaining **Extension & Amendment in Environmental Clearance** under Category **8(a)** of EIA Notification 14.09.2006.The PP submitted requisite scrutiny fee of **Rs. 2,00,000/- vide DD No. 695520 dated 17.10.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **304th meeting held on 13.11.2024**. 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 18.11.2024 alongwith an affidavit of even date.

The earlier Environment Clearance was granted to the project vide letter dated 17.10.2014 by SEIAA, Haryana which was valid upto 17.10.2025 (after adding including one year period of COVID-19 as per OM dated 13.12.2022 issued by MoEF&CC). The committee discussed the matter and recommended that the amendment as per details given above as well as extension in earlier Environment Clearance for till 17.10.2026. All other conditions mentioned in the said Environment Clearance letter will remain the same.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 192nd meeting of SEIAA held on 30.12.2024. The Project proponent appeared before the Authority and presented its case. The Authority made observation regarding adopting nearby government school for improvement of infrastructure with a CER budget of Rs.75 lakhs. Further, the Authority directed to the Project proponent to submit separate proposal of extension of earlier EC and decided to consider the modification proposal at present.

After deliberations, the Authority and considering the recommendations of the State Expert Appraisal Committee (SEAC) for amendment and decided to grant amendment in earlier dated 17.10.2014 with followings details as under:

S.No.	Particulars	Details as per earlier Environmental Clearance dated 17.10.2014	Details after Amendment
1.	Online Project Proposal Number	Proposal No. SIA/HR/INFRA2/501625/2024	
2.	Latitude	28°22'16.25"N	
3.	Longitude	76°56'58.50"E	
4.	Plot Area	10,849.62 sqm	
5.	Proposed Ground Coverage	4,337.30	4,333.866 sqm
6.	Proposed FAR	-	16,918.81 sqm
7.	Non-FAR Area	-	Basement area - 18,623.62 sqm Tower Non-FAR area - 3,447.42 sqm
8.	Total Built Up area	43,141.44 sqm	38,989.850 sqm
9.	Total Green Area with Percentage (sqm)	2,299.03 sqm	
10.	Rain Water Harvesting Pits	3 No.	

11.	STP Capacity		200 KLD	100 KLD
12.	Total Parking		533 ECS	384 ECS
13.	Organic Waste Converter		-	01
14.	Maximum Height of the Building		43.15 m	32.90 m
15.	Power Requirement		2,644.77 KW	2400 KVA
16.	Power Backup		-	1x 500 kVA & 2 x 1010 kVA
17.	Total Water Requirement		334 KLD	205 KLD
18.	Domestic Water Requirement		-	22 KLD
19.	Fresh Water Requirement		192 KLD	143 KLD
20.	Treated Water		142 KLD	Gardening -11 KLD Flushing - 39 KLD Cooling - 12 KLD
21.	Waste Water Generated		150 KLD	70 KLD
22.	Solid Waste Generated		618 Kg/day	375 Kg/day
23.	Biodegradable Waste		-	150 Kg/day
24.	Non-Biodegradable Waste		-	225 Kg/day
25.	Blocks		3 No.	
26.	Basement		3 Lvl	
27.	Community Center		-	
28.	Stories		3B+LG+UG+5	
29.	Total Cost of the project:	Land Cost	-	Rs. 146.82 Crore
		Construction Cost	-	Rs. 25.00 lakhs
30.	CER			
31.	EMP Cost/Budget		-	Capital Cost - Rs. 272.00 lakhs Recurring - Rs. 24.50 lakhs/year
32.	Construction Phase		Power Back-up	125 kVA
			Water Requirement & Source	The total water requirement will be 18 KLD out of which 05 KLD water will be used for construction activities. For domestic use, 09 KLD water will be sourced through GMDA Supply.
			STP (Modular)	Wastewater generation from the labour's domestic activities will be 5 KLD and will be treated in Mobile STP of Capacity 10 KLD.
			Anti-Smog Gun	01 no. of Antismog guns will be installed at the site. One is already installed at the site.

All other conditions mentioned in the said Environment Clearance letter no. SEIAA/HR/2014/1290 dated 17.10.2014 will remain the same with this additional condition:

1. The Project Proponent will adopt a nearby government school for improvement of infrastructure with a CER budget of Rs.75 lakhs.

Item No. 192.09
Dated : 30.12.2024

Environment Clearance for proposed Expansion of Group Housing Colony" at Village-Wazirpur and Mewaka, Sector-92, Gurgaon, Haryana by M/s Sare Gurugram Private Limited

The Project Proponent submitted online Proposal No.**SIA/HR/INFRA2/502170/2024 dated 25.10.2024** for obtaining under **Environmental Clearance for Expansion** Category **8(b)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 241894 dated 20.05.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **304th meeting held on 13.11.2024**. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 15.11.2024.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance for Expansion** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to **M/s SARE Gurugram Pvt. Ltd. as per License No.44 of 2009 dated 14.08.2009 valid upto 13.08.2029 issued vide Endst. No.LC-1635-Vol-II-JD(BS)-2009/8464 dated 18.08.2009 and License No.68 of 2011 dated 21.07.2011 valid upto 20.07.2029 issued vide Endst. No.LC-1635-B-JE(VA)-2011/10004 dated 22.07.2011**

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

Basic Detail

Name of the Project: EC for proposed Expansion of Group Housing Colony" at Village Wazirpur and Mewaka, Sector-92, Gurgaon, Haryana by M/s Sare Gurugram Private Limited					
Sr. No.	**Particulars**	**As per EC**	**Existing**	**Proposed Expansion**	**Total Area (in m^2)**
	Online Project Proposal Number	SIA/HR/INFRA2/502170/2024			
1.	Latitude	28°24'41.95"N			
2.	Longitude	76°54'45.88"E			
3.	Plot Area	1,97,559.120 m^2			
4.	Net Plot Area		-	-	-
5.	Proposed Ground Coverage	68,664.12 m^2	-	Reduced by 12,220.402 m^2	56,443.718 m^2
6.	Proposed FAR	376,462.32 m^2	3,35,393.644 m^2	44,046.39 m^2	3,79,440.03 m^2
7.	Non FAR Area	1,12,519.621m^2	1,10,286.30 m^2	5027.8 m^2	115314.10 m^2
8.	Total Built Up area	4,88,981.941m^2	4,45,679.95 m^2	49,074.18 m^2	4,94,754.13 m^2
9.	Total Green Area with Percentage	66,306.84 m^2 (33.65 % of plot area)	42,556.75 m^2	23,750.09 m^2	66,306.84 m^2 (33.65 % of plot area)
10.	Rain Water Harvesting Pits	49 No.	34 No.	16 No.	50 No.
11.	STP Capacity	2600 KLD	2 Modules of 850 KLD each are installed at the site	500 KLD	2200 KLD (2 x 850+1 x 500)
12.	Total Parking	4115 ECS	4115 ECS	-	4115 ECS
13.	Organic Waste Converter	-	-	1 No.	1 No.
14.	Maximum Height of the Building (m)	71.89 m	71.89 m	20.61m	92.5 m

15.	Power Requirement	19694 KVA	19694 KVA	Reduced by 4864 KVA	14830 KVA
16.	Power Backup	-	2 x 1010 KVA	2 x 750, 1 x 500, 4 x 1500, 1 x 1010, 2 x 1250 & 1 x 380 KVA	2 x 750, 1 x 500, 4 x 1500, 3 x 1010, 2 x 1250 & 1 x 380
17.	Total Water Requirement	2787 KLD	1460 KLD	896 KLD	2356 KLD
18.	Domestic Water Requirement	-	808 KLD	512 KLD	1320 KLD
19.	Fresh Water Requirement	1612 KLD	816 KLD	526 KLD	1342 KLD
20.	Treated Water	-	958 KLD	639 KLD	1597 KLD
21.	Waste Water Generated	2170 KLD	1065 KLD	689 KLD	1754 KLD
22.	Solid Waste Generated	7164 Kg/day	4202 Kg/day	2,759 Kg/day	6961 Kg/day
23.	Biodegradable Waste	-	2548 Kg/day	1672 Kg/day	4220 Kg/day
24.	Number of Towers	-	69	1	70
25.	Dwelling Units/ EWS	Dwelling units- 2613 Service Units- 262 EWS Units- 462	Dwelling units– 2499 Service Units- 262 EWS Units- 462	Dwelling Unit- 100	Dwelling units- 2599 Service Units- 262 EWS Units- 462
27.	Basement	2	2	-	2
28.	Community Center	1	-	-	1
29.	Stories	-	2B +19	6 Floors	2B+ 25
30.	R+U Value of Material used (Glass)	-	-	-	R value= 0.58 Sq m. Deg C/ Watts U value = 1.7 Watts/ Sq m. Deg C
31.	Total Cost of the project: i) Land Cost ii)Construction Cost	-	-	-	Rs. 893.57 Crores
32.	CER	-	-	Rs 30.0 Lakhs	Rs 30.0 Lakhs
33.	EMP Cost/Budget	-	1,441.35 Lakhs	1,404.00 Lakhs	Capital cost: Rs 2,850.35 Lakhs Recurring cost : Rs. 268.0 Lakhs per Year
34.	Incremental Load in respect of	PM 2.5	$0.687\ \mu g/m^3$		
		PM 10	$0.765\ \mu g/m^3$		
		SO_2	$0.84\ \mu g/m^3$		
		NO_2	$1.47\ \mu g/m^3$		
		CO	$0.009\ \mu g/m^3$		
35.	Construction Phase:	i) Power Back-up		DG sets of 2 x 125 KVA	
		ii) Water Requirement & Source		Water Requirement - 7 KLD water Source : Tanker supply.	
		iii) STP (Modular)		Mobile STP will be installed.	
		iv) Anti-Smog Gun		2 No. of Antimsmog Gun will be installed	

EMP Detail

S. No.	Description	Already Spend Cost Rs (in Lakhs)	Proposed Cost Rs (in Lakhs)	Total Cost Rs (in Lakhs)	Timeline
1	Landscaping	694.0	297.0	991.0	36 months
2	Installation of Solar Panels	205.35	-	205.35	36 months
3	Sewage Treatment Plant	300.0	150.0	450.0	30 months

4	Rainwater Harvesting Pits	99.0	64.0	163.0	30 months
5	Air Management (DG, DG Stack & Sensors)	140.0	833.0	973.0	30 months
6	Solid Waste Handling & Management	3.0	20.0	23.0	30 months
7	Social Economic Contribution	-	30.0	30.0	36 months
8	Wildlife Activity Plan	-	15.0	15.0	36 months
	Total	**1,441.35**	**1,409.00**	**2,850.35**	

Wildlife Activity Plan

Activity	Cost (Rs in lakhs)
Maintenance of Ponds/ lake in the sanctuary area	5.0
Construction of feeding Platforms and enclosure	3.0
Awareness programs	2.0
Putting artificial nests on trees inside the sanctuary	5.0
Total	**15.0**

Social Activity Cost Breakup

S.No	Proposed Activity with Description	Year 1	Year 2	Year 3	Total (in Lakhs)
1	Development of Wazirpur Village 1. Infrastructure Development of village- Solar lights installation 2. Health care facilities to villagers via Health Camps 3. Construction of Public Toilets	5.0	-	5.0	10.0
2	Plantation nearby DLF Grandcity Enclave Road	-	5.0	-	5.0
3	Development of Pond at Village Sikanderpur Badha (UID No.- 01HRGGMGGM0109SIKA373)	5.0	5.0	5.0	15.0
	Total	**10.0**	**10.0**	**10.0**	**30.0**

Recurring Cost:

S.No.	Description	Recurring Cost (Rs. in Lakhs per Year)
1	Air management	97.0
2	Solid Waste management	3.0
3	Wastewater management	45.0
4	Landscaping / plantation	98.0
5	Rain water harvesting	17.0
6	Environment monitoring	5.0
7	Miscellaneous	3.0
	Total	**268.0**

A. Specific conditions:-

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

stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

6. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
7. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
8. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
9. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. The PP shall not carry any construction above or below the Revenue Rasta, if any
13. The PP shall keep the ROW below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
26. The minimum growth of trees should be 03 meters with sufficient canopy.
27. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
28. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
29. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing

trees will be counted for this purpose.

30. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
31. Water intensive and/or invasive species should not be used for landscaping.
32. **As proposed 66,306.84 m2 (33.65 % of plot area) PP shall provide green area development.**
33. **50 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
34. **The PP shall install Solar panel of 40 KW at the site.**
35. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
36. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
37. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
38. The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

1. <u>Statutory compliance</u>

1.1 The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

1.2 The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc. as per National Building Code including protection measures from lightening etc.

1.3 The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.

1.4 The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

1.5 The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

1.6 The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

1.7 A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

1.8 All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

1.9 The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

1.10 The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. <u>Air quality monitoring and preservation</u>

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

2.2 A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

2.3 The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

2.4 Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

2.5 Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand,

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

2.6 Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

2.7 Wet jet shall be provided for grinding and stone cutting.

2.8 Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

2.9 All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

2.10 The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

2.11 The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

3. <u>Water quality monitoring and preservation</u>

3.1 The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

3.2 Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

3.3 Total fresh water use shall not exceed the proposed requirement as provided in the project details.

3.4 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.5 A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

3.6 At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

3.7 Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

3.8 Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

3.9 Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

3.10 Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

3.11 The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

3.12 A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

3.13 All recharge should be limited to shallow aquifer.

3.14 No ground water shall be used during construction phase of the project.

3.15 Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

3.16 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.17 Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

3.18 No sewage or untreated effluent water would be discharged through storm water drains.

3.19 Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

3.20 Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

3.21 Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise monitoring and prevention

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

4.2 Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

4.3 Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation measures

5.1 Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

5.2 Outdoor and common area lighting shall be LED.

5.3 Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

5.4 Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

5.5 Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

5.6 Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

6.1 A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

6.2 Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

6.3 Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

6.4 Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

6.5 All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

6.6 Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

6.7 Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

6.8 Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

6.9 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

6.10 Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

7.1 No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

7.2 A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

7.3 Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

7.4 Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

8.1 A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
b) Traffic calming measures.
c) Proper design of entry and exit points.
d) Parking norms as per local regulation.

8.2 Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

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

9. **Human health issues**

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

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

9.3 Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

9.4 Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after

the completion of the project.

9.5 Occupational health surveillance of the workers shall be done on a regular basis.

9.6 A First Aid Room shall be provided in the project both during construction and operations of the project.

Corporate Environment Responsibility

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

9.8 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

9.9 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

9.10 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

10. Miscellaneous

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

10.2 Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

10.3 The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

10.4 The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

10.5 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

10.6 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.

10.7 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report

10.8 The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

10.9 The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

10.10 The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

10.11 The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.

10.12 No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).

10.13 Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

10.14 The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

10.15 The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

10.16 The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

10.17 The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 192nd meeting of SEIAA held on 30.12.2024. The Project proponent appeared before the Authority and presented its case. The Authority made observations regarding revision of EMP and revise capacity of OWC. In this regard the project proponent has submitted reply on 30.12.2024. Reply as under

1. Three OWC capacity of 3*1500kg/day will be installed at project site
2. Revised EMP was submitted by the project proponent.

EMP Budget during Construction Phase

S.No	Component	Capital Cost (Rs In Lakhs)	Recurring Cost (Rs In Lakhs/Annum)
1	Barricading of Construction Site	15.00	3.00
2	Anti - Smog Gun with Complete Assembly	10.00	1.00
3	Dust Mitigation Measures (material handling, green net, tarpaulin cover to cover the construction material)	5.00	1.00
4	Mobile STP	5.00	1.50
5	Wheel Washing	2.00	0.50
6	Waste Storage Bins - Solid waste management	1.50	0.50
7	Traffic Management Signages	1.00	0.50
8	Environment Monitoring & 6 Monthly Compliance Report of EC Conditions	-	5.00
	Total	**39.50**	**13.00**

EMP Budget during Operation Cost

S.No.	Description	Capital Cost (Rs. in Lakhs)			Recurring Cost (Rs. in Lakhs / Annum)
		Already Spend	Proposed Cost	Total Cost	
1	Landscaping	694.00	297.00	991.00	98.00
2	Air Management (Acoustic enclosure/stack for DG sets)	9.00	5.00	14.00	7.00
3	Sewage Treatment Plant	300.00	150.00	450.00	45.00
4	Rainwater Harvesting Pits	90.00	59.00	149.00	17.00

5	Solid Waste Handling & Management	3.00	60.00	63.00	3.00
6	Wildlife Activity Plan	-	25.00	25.00	-
7	Environment monitoring	-	-	-	5.00
8	Miscellaneous	-	-	-	3.00
	Total	**1096.00**	**596.00**	**1692.00**	**178.00**

Budget outside the Project Site(CER)

S.No.	Activities	Capital Cost (Lakhs)
1.	Adoption of Government Middle School, Wazirpur, Sector 95B Gurugram, Haryana for Infrastructure development, Installation of Smart classroom in School, Plantation & Greenbelt development and installation of RO etc.	100 Lakhs

Total EMP Budget

S.No.	Particular	Capital Cost (Rs. in lakhs)	Recurring Cost (Rs in lakhs/annum)
1.	During Construction Phase	39.50	13.00
2.	During Operation Phase	1692.00	178.00
3.	CER budget for Adoption of School	100.00	-
	Total	**1831.00**	**191.00**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to M/s SARE Gurugram Pvt. Ltd. (Formerly known as Ramprastha Sare Reality Pvt. Ltd. as per License No.44 of 2009 dated 14.08.2009 valid upto 13.08.2029 renewal issued vide Memo. No. LC-1635-Vol-IV-/JE(AK)/2024/28079 dated 06.09.2024 and License No. 68 of 2011 dated 21.07.2011 valid upto 20.07.2029 renewal issued vide Memo. No. LC-1635-B/JE(AK)/2024/28070 dated 06.09.2024 under category 8(b) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The Project Proponent will install DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
2. The Project Proponent will undertake prescribed mitigation measures during the construction period.
3. The Project Proponent will adopt nearby government school for improvement of infrastructure with a CER budget of Rs.100 lakhs.

Item No. 192.10
Dated : 30.12.2024

Environment Clearance for proposed Mix Land Use Project (87% Group Housing and 13% Commercial) located at revenue estate of Village Gurugram & Tikampur, Sector-104, Gururgam Manesar Urban Complex, Haryana by M/s Hero Realty Private Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/502400/2024 on dated 23.10.2024** for obtaining **Environment Clearance** under Category **8(b)** of EIA Notification 14.09.2006. The PP submitted requisite scrutiny fee of **Rs.2,00,000/- vide DD No.000141 dated 01.02.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **304th meeting held on 13.11.2024**. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 14.11.2024.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to **M/s Hero Realty Pvt. Ltd. (as per Land License No.199 of 2023 dated 06.10.2023 valid upto 04.10.2028 issued vide Endst No.LC-5104/PA(VA)-2023/33337 dated 06.10.2023 and Licence No.15 of 2024 dated 31.01.2024 valid upto 29.01.2029 issued vide Endst No.LC-5104-B-PA(VA)-2024/3580 dated 31.01.2024**

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 192nd meeting of SEIAA held on 30.12.2024. The Project proponent appeared before the Authority and presented its case. The Authority observed that the complaint was received via email dated 29.12,2024 and the Hon'ble Chairman SEIAA to direct to member secretary SEIAA Haryana may visit the site and submit report. The Authority further made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation and for revision of EMP. There was a complaint about the PP having already made construction at project site before obtaining EC. The Member Secretary, SEIAA was asked to how an inquiry into this and give a report.

After deliberation, the Authority decided to defer this case

Item No. 192.11
Dated : 30.12.2024

Environment Clearance for Proposed Existing & Proposed Addition of Buildings in Existing Management Development Institute MDI Campus, Village Sukhrali, Sector 16, Gurgaon, Haryana by Arun Kumar Singh

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/496220/2024 Dated 03.10.2024** for obtaining under **Environmental Clearance** Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 179490 dated 26.08.2024**.

Appraisal & Recommendations of SEAC:

The case was taken up in **302nd meeting held on 15.10.2024** and case was deferred on request of PP. Further, the case was taken up in **305th meeting held on 29.11.2024.** PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 29.11.2024.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to **M/s Management Development Institute as per letter no.HAI.75/965, dated 16.05.1975 issued by Administrator, Urban Estate, Haryana, Faridabad**

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

Basic Detail

Name of the Project: Existing & Proposed Addition of Buildings in Existing Management Development Institute MDI Campus Village-Sukhrali, Sector-16 Gurugram (Haryana).				
Sr. No.	**Particulars**	**Existing**	**Expansion**	**Total Area (in M^2)**
	Online Project Proposal Number	**Proposal No.-SIA/HR/I NFRA2/496220/2024**		
1.	Latitude	28°28'21.26"N,		
2.	Longitude	77° 3'28.15"E		
3.	Plot Area	147224.76 Sq. Mtr. (36.38 Acres)	--	147224.76 Sq. Mtr. (36.38 Acres)
4.	Net Plot Area	142093.032 Sq.mtr (35.11 Acres)	--	142093.032 Sq.mtr (35.11 Acres)
5.	Proposed Ground Coverage under Commercial	5366.013	10613.05	15979.063
6.	Proposed FAR Area	59674.763	35813.669	95488.432
7.	Non-FAR Area	7191.577	19502.07	26693.647
8.	Total Built Up area	66866.34 sq.m	57771.61 sq.m	124637.95 sq.m
9.	Total Green Area with Percentage	66412.72sqm 40% of the plot area)	9056.28 Sq.m 12% of the plot area	75469.20 52% of the plot area
10.	Rainwater Harvesting Pits	6	29	35
11.	STP Capacity	125 KLD	500 KLD	125 KLD & 500KLD
12.	Total Parking	605ECS		605 ECS
13.	Organic Waste Converter	01		01
14.	Maximum Height of the Building (m)	34.95m		

15.	Power Requirement		2100 KW	1500 KW	3600 KW
16.	Power Backup		2x 1000KVA & 1x 500 KVA	2x750KVA and 1x 250 KVA	2x1000KVA&1x500 KVA 2x750 KVA&1x250 KVA
17.	Total Water Requirement		81.25 KLD	188.25 KLD	269.5 KLD
18.	Domestic Water Requirement		81.25 KLD	188.25 KLD	269.5 KLD
19.	Fresh Water Requirement		81.25 KLD	188.25 KLD	269.5 KLD
20.	Treated Water		89.84 KLD	190.96 KLD General Washing & Road Washing-3.46 KLD **Landscape** -90 KLD	280.8 KLD
21.	Wastewater Generated		105.69 KLD	238.69 KLD	344.38 KLD
22.	Solid Waste Generated		475 Kg/day	1150 Kg/day	1625 kg/ day
23.	Biodegradable Waste		Biodegradable-190 Kg/Day Non biodegradable-285 Kg/Day	Biodegradable- 460 Kg/day Non biodegradable-690 Kg/day	Biodegradable-650 Kg/day Non biodegradable-975 Kg/day
24.	Number of Towers		36 towers already constructed	Girls Hostel Block Boys Hostel Block Academic Block Area Auditorium Area ESS Academic Block Basement Gate house Auditorium Basement1 Auditorium Basement2	41
25.	Basement		2 Level		
26.	Stories			No. of Floors: 2 Basements + G + 8 Floors Girls Hostel Block: 4875.197 sq.m (Basements + G + 7 Floors) Boys Hostel Block: 5746.70 3sq.m (2 Basements + G +5 Floors) Academic Block Area: 22341.37 sq.m (G+4) Auditorium Area: 2058.95sq.m (ASSEMBLY B1+B2+G+2)	
27.	R+U Value of Material used (Glass)		R-value of 1.61 U-value of 1.6 W/m²K		
28.	Total Cost of the project:	Land Cost Construction Cost	98.57	210.5 Crore	309.07
29.	CER		35 LAKHS		35 LAKHS
30.	EMP Cost/Budget		Capital Cost - Rs.20 Crore Recurring - Rs.20.00 lakhs/year		
31.	Incremental Load in respect of:	PM 2.5	53.7	53.77	--
		PM 10	91.8	93.183	--
		SO_2	8.2	9.792	--
		NO_2	18.6	25.792	--
		CO	0.938	3.504	--

32.	Construction Phase	Power Back-up- 125 kVA
		Water Requirement & Source- The total water requirement will be 10 KLD out of which 05 KLD water will be used for construction activities. For domestic use, 05 KLD water will be sourced through tankers.
		Biotoilets will be used during the construction activity. Anti-Smog Gun- 04no. will be installed at the site. four is already installed at the site

Environmental Management Budget

S.No.	Description	Capital Cost	Recurring Cost Per Annum
1.	STP 500 &125 KLD (Installation & Operation / Maintenance)	235	2.35
2.	Landscaping & Plantation	300	3
3.	RWH PITs	200	2
4.	Dual plumbing system	200	1
5.	Solar energy utilization application	220	2.9
6.	Energy efficient lighting use of LED* Led Lights/High mast Lighting in Playground/Basket Ball ground /Volleyball ground / Street Lights and LED lights for 36 existing building and upcoming building.	100	1
7.	Efficient fixtures (Eco-friendly flushing system)	200	1
8.	E – waste Management	50	
9.	Solid waste Handling & Management	150	1.5
10.	Monitoring of air, water, noise and soil (Quarterly)	80	0.8
11.	Temperature control walling material (AAC blocks) and sound proof and temperature control windows. Teak Wood Doors	130	1.3
During Construction			
12.	Anti smog Gun for dust Suppression	100	1
CSR Activity			
13.	For upliftment of Primary Govt. School Sukhrali or any other school will be adopted (As per Requirement)	35	--
Total		20.00 Crore	20 lac

A. Specific conditions:-

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

management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time

7. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
8. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used
9. The PP shall install electric charging points for charging of electric vehicles.
10. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
11. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
12. That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
13. The PP shall not carry any construction below the HT Line passing through the project, if any.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
15. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16. The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
17. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
20. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
24. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
25. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
26. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
27. As proposed 75469.20 sqm (52% **of plot area)** shall be provided for green area development including Block Plantation of 12%**.**
28. **35 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
29. **The PP shall provide the total Solar plant of 500 KWp.**
30. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
31. The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
32. The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National

Capital Region and Adjoining Areas.

B. Standard Conditions

1. Statutory compliance

1.1 The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

1.2 The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.

1.3 The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.

1.4 The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

1.5 The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

1.6 The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

1.7 A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

1.8 All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

1.9 The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

1.10 The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air quality monitoring and preservation

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

2.2 A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

2.3 The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

2.4 Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

2.5 Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

2.6 Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

2.7 Wet jet shall be provided for grinding and stone cutting.

2.8 Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

2.9 All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

2.10 The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

2.11 The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

3. Water quality monitoring and preservation

3.1 The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

3.2 Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

3.3 Total fresh water use shall not exceed the proposed requirement as provided in the project details.

3.4 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.5 A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

3.6 At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

3.7 Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

3.8 Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

3.9 Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

3.10 Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

3.11 The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

3.12 A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

3.13 All recharge should be limited to shallow aquifer.

3.14 No ground water shall be used during construction phase of the project.

3.15 Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

3.16 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.17 Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

3.18 No sewage or untreated effluent water would be discharged through storm water drains.

3.19 Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

3.20 Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

3.21 Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise monitoring and prevention

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

4.2 Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

4.3 Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation measures

5.1 Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

5.2 Outdoor and common area lighting shall be LED.

5.3 Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

5.4 Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

5.5 Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

5.6 Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. **Waste Management**

6.1 A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

6.2 Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

6.3 Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

6.4 Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

6.5 All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

6.6 Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

6.7 Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

6.8 Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

6.9 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

6.10 Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. **Green Cover**

7.1 No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

7.2 A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

7.3 Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

7.4 Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

8.1 A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
b) Traffic calming measures.
c) Proper design of entry and exit points.
d) Parking norms as per local regulation.

8.2 Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

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

9. Human health issues

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

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

9.3 Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

9.4 Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

9.5 Occupational health surveillance of the workers shall be done on a regular basis.

9.6 A First Aid Room shall be provided in the project both during construction and operations of the project.

Corporate Environment Responsibility

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

9.8 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

9.9 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

9.10 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the

company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

10. **Miscellaneous**

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

10.2 Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

10.3 The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

10.4 The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

10.5 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

10.6 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.

10.7 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report

10.8 The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

10.9 The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

10.10 The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

10.11 The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.

10.12 No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).

10.13 Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

10.14 The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

10.15 The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

10.16 The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

10.17 The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

10.18 Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30

days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 192nd meeting of SEIAA held on 30.12.2024. The Project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation and for revision of EMP. In this regard the project proponent has submitted reply on 30.12.2024 as under:

1. Total green area of the project is 75469.20 m^2 (52% of plot area) in which block plantation is 17666.97 m^2(12 % of plot area).
2. Two OWC capacities of (1*500kg/day + 1*500 kg /day) will be installed at project site.
3. Revised EMP was submitted by the project proponent

EMP Budget during the Construction Phase

S. No.	Item	Capital Cost (Rs lakh)	Recurring Cost (Rs lakh/year)
1	Barrier wall around construction site	164.80	-
2	Water sprinkling for dust suppression	-	3.50
3	Anti-smog gun for dust suppression 4 Nos	40.00	2
4	Wheel washing bay for construction vehicles	22.00	1
5	Shed & covering for construction materials	23.00	1
6	Covering of excavated soil	-	1.48
7	Sedimentation trap & storm drains	35.00	2.5
8	Garbage and debris disposal	4.00	1
9	Monitoring / testing of air, noise, water & soil	5.00	0.5
10	Six-monthly compliance report of EC conditions	-	2
Total		**293.80**	**14.98**

EMP Budget during the Construction Phase

S. No.	Item	Capital Cost (Rs lakh)	Recurring Cost (Rs lakh/year)
1	Sewage/ Effluent treatment plant (STP/ ETP)	235	1.35
2	Rainwater harvesting system	200	1.0
3	Stacks for DG sets	25.00	-
4	GG room enclosure & acoustic treatment	15.00	-
5	Solid waste storage bins & OWC	100	0.17
6	Tree plantation & landscaping	400	1.5
7	Solar panel (SPV)	330	2.5
8	Temperature control walling material (AAC blocks) and sound proof and temperature control windows.	302	2.0
9	Monitoring / testing of air, water, noise, soil, stack emission, STP effluent, and GG noise	-	1.0
10	Six-monthly compliance report of EC conditions	--	1.00
Total		**1607.00**	**10.52**

EMP Budget outside the Project Site(CER)

Sr. No.	Components	Capital Cost (Rs lakh)
1	Rejuvenation of pond (UID No. 01HRSPTKKD0240RAMP003)	30.00
2	For upliftment of Primary Govt. School Sukhrali or any other school will be adopted (As per Requirement)	70.00
Total		**100.00**

EMP Budget Summary

Components	Capital Cost (in Lacs)	Recurring Cost (In Lacs)
During Construction phase	293.80	14.98
During Operation phase	1607	10.52
Budget Outside the Project Site CER	100.00	
Total	**2000.8**	**25.5**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to M/s Management Development Institute as per letter No. HAI.75/965, dated 16.05.1975 issued by Administrator, Urban Estate, Haryana, Faridabad under category 8(a) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The Project Proponent will install DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
2. The Project Proponent will undertake prescribed mitigation measures during the construction period.
3. The Project Proponent will adopt nearby government school for improvement of infrastructure with a CER budget of Rs.70 lakhs.

Item No.192.12
Dated : 30.12.2024

Transfer of Environment Clearance of project "Jindal Stainless (Hisar) Limited [Hot Rolling Division] at O P Jindal Marg, Hisar, Haryana from M/s Jindal Stainless (Hisar) Limited to M/s Jindal Stainless Limited by M/s Jindal Stainless limited

The Project Proponent submitted online Proposal No.**SIA/HR/IND1/509133/2024dated 04.12.2024**for obtaining under **Transfer of Environment Clearance** Category **3(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs.2,00,000/- vide DD No.182229 dated 29.11.2024**.

Appraisal & Recommendations of SEAC:

The case was taken up in **306th meeting held on 07.12.2024**. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP replied vide letter dated 07.12.2024 alongwith an affidavit dated 09.12.2024.

A discussion was held on the documents submitted by PP in support of their case. After detailed discussion, the committee found the documents submitted by PP, in order and decided to recommend the proposal to SEIAA for **Transfer of EC** from **M/s Jindal Stainless (Hisar) Limited [Hot Rolling Division] to M/s Jindal Stainless Limited [Hot Rolling Division]** as per the documents submitted by PP. However, all other contents and conditions mentioned in the Environment Clearance will remain same.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 192nd meeting of SEIAA held on 30.12.2024. The Project proponent appeared before the Authority and presented its case. The Authority perusal the documents placed on file. As per amalgamation, the Name of the Company changed from M/s Jindal Stainless (Hisar) Limited to M/s Jindal Stainless Limited by Hon'ble NCLT order dated 02.02.2023.

After deliberations, the Authority decided to allow for transfer of EC from M/s Jindal Stainless (Hisar) Limited[Hot Rolling Division] to M/s Jindal Stainless Limited[Hot Rolling Division] as per Hon'ble NCLT order dated 02.02.2023.However, all other contents and conditions mentioned in the Environment Clearance will remain same.

Item No. 192.13
Dated : 30.12.2024

Environment Clearance for proposed for Institutional Building "International Convention Centre" located in the Sector-78, Vijay Pathik Road, Faridabad (Haryana) by M/s Haryana Shehri Vikas Pradhikaran.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/504579/2024 dated 19.11.2024** for obtaining under **Environment Clearance** Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 899677 dated 05.11.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **305th meeting held on 29.11.2024.** PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 10.12.2024.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environment Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to **The Superintending Engineer, HSVP Circle, Faridabad(as per the Award No. 24 for the year 2010-11 issued on 04.02.2011 by Land Acquisition Collector, Urban Estate, Haryana, Faridabad.**

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

Basic Detail

Environmental Clearance for Institutional Building "International Convention Centre" located in the Sector-78, Vijay Pathik Road, Faridabad, Haryana by M/s Haryana Shehri Vikas Pradhikaran		
Online Proposal No. SIA/HR/INFRA2/504579/2024		
Sr. No.	**Particulars**	**Details**
1.	Latitude	28° 22' 50.15" N to 28° 22' 41.86" N
2.	Longitude	77° 21' 47.89" E to 77° 21' 51.11" E
3.	Total Plot Area	33529.59 sqm (8.29 Acre)
4.	Net Plot Area	33529.59 sqm
5.	Built Up area	90165.215 sqm
6.	Permissible Ground Coverage	13411.836 sqm (40%)
7.	Proposed Ground Coverage	12286.707 sqm (36.64%)
8.	Permissible FAR	50294.385 sqm (150%)
9.	Proposed FAR	47842.424 sqm (142%)
10.	Non-FAR	42322.791 sqm
11.	Total Built-up Area	90165.215 sqm
12.	Green Area	6734 sqm (20.08%)
13.	Rainwater Harvesting Pits	09 Nos (78.75 cum each for recharge)
14.	STP Capacity	250 KLD
15.	Parking Required	478 ECS
16.	Parking Provided	892 ECS
17.	Organic Waste Converter	02 Nos
18.	Maximum Height of the Building (m)	36.710 m
19.	Power Requirement	3482 KW, DHBVN, Faridabad
20.	Power Backup	5010 KVA (2 x 500 + 2 x 1500 + 1 x 1010 KVA)
21.	Total Water Requirement	450 KLD
22.	Fresh Water Requirement	250 KLD
23.	Recycled/Treated Water Requirement	200 KLD

24.	Waste Water Generated		222 KLD
25.	Solid Waste Generated		2141.30 kg/day
26.	Biodegradable Waste		1285 kg/day
27.	Number of Towers		02 Blocks
28.	Basement		02 Nos
29.	Stories		2B+G+2+3Mezz Floors
30.	R+U Value of Material used (Glass)		U = 3.5 W/sqm k, R = 0.91
31.	Total Cost of the project:		416.32 Cr
32.	EMP Cost		8.42 Cr
33.	Incremental Load in respect of:	PM 2.5	0.08 µg/m3
		PM 10	0.81 µg/m3
		SO_x	2.90 µg/m3
		NO_x	9.23 µg/m3
		CO	0.12 mg/m3

EMP Detail

During Construction Phase			**During Operation Phase**		
Capital Cost (Lakhs)		**Recurring Cost (Lakhs/Year**	**Capital Cost (Lakhs)**		**Recurring Cost (Lakhs/Year**
Anti Smog Gun and Water for Dust suppression	20.00	2.00	Waste Water Management (STP)	150.00	25.00
Wastewater Management	10.00	1.50	Solid Waste Management	50.00	15.00
Air, Noise, Soil, Water Monitoring	0.00	1.00	Green Belt Development	150.0	10.00
Provision of Rainwater sump	10.00	1.50	Monitoring for Air, Water, Noise	0.00	1.00
Green Belt Development	25.00	2.50	RWH pits	50.00	3.00
Material Covering	15.00	0.5	Provision of DG Stack Height	60.00	1.00
PM10 & PM2.5 Sensors	2.00	0.5	Provision of Solar system	200.00	5.00
			Provision of RO system for softening	100.00	10.00
Total	**Rs. 82.00**	**Rs.9.50**		**Rs.760.0**	**Rs.70.0**

A. Specific conditions:-

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

treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.

6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used
10. The PP shall install electric charging points for charging of electric vehicles.
11. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
14. The PP shall not carry any construction below the HT Line passing through the project, if any.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
17. The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
18. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
19. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
21. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
22. The PP may provide electric charging stations to facilitate electric vehicle commuters.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
25. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
26. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
27. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
28. As proposed **6734 sqm (20.08% of Plot area) shall be provided for green area development. The PP shall develop 12% block plantation with 3 m gap between the trees in the green area proposed**

29. **09 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
30. **The PP shall provide the solar system of 175 KW at the project site in operational phase**
31. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
32. The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
33. The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Standard Conditions

1. <u>Statutory compliance</u>

1.1 The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

1.2 The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.

1.3 The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.

1.4 The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

1.5 The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

1.6 The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

1.7 A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

1.8 All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

1.9 The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

1.10 The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. <u>Air quality monitoring and preservation</u>

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

2.2 A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

2.3 The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.

2.4 Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

2.5 Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

2.6 Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

2.7 Wet jet shall be provided for grinding and stone cutting.

2.8 Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

2.9 All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

2.10 The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

2.11 The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

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

3. <u>Water quality monitoring and preservation</u>

3.1 The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

3.2 Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

3.3 Total fresh water use shall not exceed the proposed requirement as provided in the project details.

3.4 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.5 A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

3.6 At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

3.7 Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

3.8 Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

3.9 Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

3.10 Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

3.11 The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

3.12 A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

3.13 All recharge should be limited to shallow aquifer.

3.14 No ground water shall be used during construction phase of the project.

3.15 Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

3.16 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

3.17 Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

3.18 No sewage or untreated effluent water would be discharged through storm water drains.

3.19 Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the

Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

3.20 Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

3.21 Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise monitoring and prevention

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

4.2 Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

4.3 Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation measures

5.1 Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

5.2 Outdoor and common area lighting shall be LED.

5.3 Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

5.4 Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

5.5 Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

5.6 Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. **Waste Management**

6.1 A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

6.2 Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

6.3 Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

6.4 Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

6.5 All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

6.6 Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

6.7 Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

6.8 Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete

must be used in building construction.

6.9 Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

6.10 Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. **Green Cover**

7.1 No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

7.2 A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

7.3 Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

7.4 Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

8.1 A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
b) Traffic calming measures.
c) Proper design of entry and exit points.
d) Parking norms as per local regulation.

8.2 Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

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

9. Human health issues

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

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

9.3 Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

9.4 Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

9.5 Occupational health surveillance of the workers shall be done on a regular basis.

9.6 A First Aid Room shall be provided in the project both during construction and operations of the project.

Corporate Environment Responsibility

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

9.8 The company shall have a well laid down environmental policy duly approved by the Board of Directors.

The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions. The company shall have defined system of reporting infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or shareholders/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

9.9 A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.

9.10 Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

10. **Miscellaneous**

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

10.2 Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

10.3 The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

10.4 The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

10.5 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

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10.8 The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

10.9 The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

10.10 The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

10.11 The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.

10.12 No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).

10.13 Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

10.14 The Ministry/SEIAA may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

10.15 The Ministry/SEIAA reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

10.16 The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite

data / information/monitoring reports.

10.17 The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 192nd meeting of SEIAA held on 30.12.2024. The Project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation, for revision of EMP and also revised capacity of OWC. In this regard the project proponent submitted reply on 02.01.2024 as under:-

1. Total green area of the project is 6734.0 m^2 (Approx. 20.08% of the total plot area) of the plot in which block plantation is 4060 m^2 (Approx. 12.11 % of the total plot area).
2. Two OWC-300 Model with capacity of 2*750 kg/day will be installed at project site.
3. Revised EMP was submitted by the project proponent.

EMP Budget

During Construction Phase			**During Operation Phase**		
Capital Cost (Lakhs)		**Recurring Cost (Lakhs/Year**	**Capital Cost (Lakhs)**		**Recurring Cost (Lakhs/Year**
Anti -Smog Gun and Water for Dust suppression	20.00	2.00	Waste Water Management (STP)	150.00	25.00
Wastewater Management	10.00	1.50	Solid Waste Management	50.00	15.00
Air, Noise, Soil, Water Monitoring	0.00	1.00	Green Belt Development	150.0	10.00
Provision of rainwater sump	10.00	1.50	Monitoring for Air, Water, Noise.	0.00	1.00
Green Belt Development	25.00	2.50	RWH pits	50.00	3.00
Material Covering	15.00	0.5	Provision of DG Stack Height	60.00	1.00
PM10 & PM2.5 Sensors	2.00	0.5	Provision of Solar system	200.00	5.00
			Provision of RO system for softening	80.00	10.00
Total	**Rs 82.00**	**Rs. 9.50**		**Rs. 740.0**	**Rs. 70.0**

EMP Budget outside the Project Site

Particular	**Amount (in Lakh)**
Provision of Smart Classrooms / upgradation of basic facilities in the Govt. School as suggested by SEIAA, Haryana	50.00

Total EMP Budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase	82.00	9.50
During Operational Phase	740.00	70.00
Provision of Smart Classrooms / upgradation of basic facilities in the Govt. School as suggested by SEIAA, Haryana	50.00	0.00
Total	**872.00**	**79.50**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to M/s The Superintending Engineer, HSVP Circle, Faridabad (As per the Award No. 24 for the year 2010-11 issued on 04.02.2011 by Land Acquisition Collector, Urban Estate, Haryana, Faridabad under category 8(a) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions.

1. The Project Proponent will instal DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
2. The Project Proponent will undertake prescribed mitigation measures during the construction period.
3. The Project Proponent will adopt nearby government school for improvement of infrastructure with a CER budget of Rs. 50 lakhs.