State Environment Impact Assessment Authority (SEIAA), Haryana

Minutes of 184th Meeting of State Environment Impact Assessment Authority (SEIAA), Haryana held on 13.09.2024 at 11:30AM, under the Chairmanshipof Sh. Pranab Kishore Das, IAS (Retd.), Chairman, SEIAA, Haryana at Bay's No. 55-58, 1stFloor, 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 andrequested the Member Secretary to give a brief background of the Proposals to be placedbefore the Authority as **"Agenda Items (Sr. No. 01 to 10)"**for discussions in the saidmeeting.

"Later, the Minutes of the 183rd Meeting of SEIAA held on 06.09.2024 were "CONFIRMED" as part of the proceedings of 184th meeting held on 13.09.2024"

Meeting : 184th
Date : 13.09.2024
Time : 11:30 AM

AGENDA ITEMS
(Sr. No. 01 to 10)

The Authority took up the following Proposals during 184th Meeting for consideration and decisions thereof:

Item No. 184.01
Dated : 13.09.2024

Environment Clearance of Proposed Residential Group Housing Project Site No. 25, Sector-43, Gurugram, Haryana by M/s Godrej Projects Development Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/466662/2024**dated **20.03.2024** for obtaining **Environment Clearance** under Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of Rs. **2,00,000/- vide DD No. 002640 dated 15.03.2024**.

Appraisal & Recommendations of SEAC:

The case was taken up in **293rd meeting held on 31.05.2024**. The PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observation to which PP replied vide letter dated **31.05.2024**alongwith an affidavit.

After deliberations, the committee unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** to **Sh./Smt. Godrej Projects Development Ltd. Th. Dir. Amitesh Shah, d/o, s/o, w/o, c/o, Dilip Shah (as per allotment letter issued by HSVP vide Memo No. ZO002/EO018/UE029/GALOT/0000001407 dated 20.12.2023.**

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was earlier taken up in the **181st Meeting of SEIAA held on 23.08.2024.** The Authority had observed that there was need for clarification of green area and block plantation. If also asked for project rollout plan and maximum Rainfall data of 2 days & the percolation rate of RWH pits. The matter was deferred for submission of these information.

The matter was again taken up in **184th meeting of SEIAA held on 13.09.2024**. The Authority took note of the modified green area plan with 12% block plantation. It also took note of the complaint from Sh. Ravinder Kumar S/o Kali Ram, H. No 122, Housing Board, Sector-15, Gurugram on 13.09.2024 and decided to call for a report from the RO concerned in this regard. **The agenda was deferred.**

Item No. 184.02
Dated : 13.09.2024

Environment Clearance for Proposed the development of Group Housing Project located at Plot No. 1, Sector 76, Urban Estate Faridabad, Haryana by M/s Adore Build Projects LLP.

The Project Proponent submitted online Proposal No.**SIA/HR/INFRA2/473275/2024 Dated 17.05.2024** for obtaining **Environment Clearance** under Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 026693 dated 22.04.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **293rd meeting held on 31.05.2024**. 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 **31.05.2024** alongwith an affidavit dated 01.06.2024.

After deliberations, the committee was unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** to **Sh./Smt. Adore Build Projects LLP through its partner Jetaish Kumar Gupta C/o Narender Kumar Gupta(as per Land Allotment Letter issued by HSVP vide Memo no. ZO001/EO001/UE001/GALOT/0000001398 dated 17.11.2023).**The **Environmental Clearance** is recommended to be grantedto the projectwith following details and specific & general stipulations:

The Basic Details of the project as under:

Project Name: EC for Proposed Group Housing project located at Plot No.1, Sector-76, Urban Estat Faridabad, Haryana by M/s Adore Build Projects LLP.		
Sr. No.	**Particulars**	
1.	Online Proposal no.	SIA/HR/INFRA2/473275/2024
2.	Category	8(a) Building / Construction
3.	Latitude	28°22'22.95"N
4.	Longitude	77°21'13.71"E.
5.	Plot Area	22180.76 sqm
6.	Net Plot Area	22,176.74 sqm
7.	Total FAR Proposed	39430.10 sqm
8.	Total Non -FAR	43,636.32 sqm
9.	Proposed Ground Coverage	2,756.98 sqm
10.	Total Built Up area	83066.42 sqm
11.	Total Green Area with Percentage	4841.47 m2 (21.83% of Net plot area)
12.	Rain Water Harvesting	05 No.
13.	Power Requirement	2,317.47 KW
14.	Power Backup	2 x 1,000 KVA + 1 x 750 KVA
15.	Solar power	100 kW
16.	Total Water Requirement	109 KLD
17.	Freshwater requirement	65 KLD
18.	Treated water requirement	44 KLD
19.	Wastewater Generation	64 KLD
20.	Proposed STP Capacity	200 KLD
21.	Solid Waste Generated	447 Kg/day
22.	Total Population	990 persons
23.	number of dwelling units	165
24.	Max No. of Towers	05 Residential Towers (S+17), Convenient Shop, Club
25.	Total No. of basement	2 nos
26.	Proposed Parking	680 ECS
27.	Max. No. of Floors	2B+S+17
28.	Maximum Building height	70.55 M

29.	R+U Value of Material used (Glass)		DGU with Low coating surface will be done U value-1.6 W/sqmk SGGC- 0.2
30.	Total Cost of the project:		311.20 Cr.
31.	EMP Budget **(per year)**	i) Capital Cost	535/- Lakhs
		ii) Recurring Cost	72/- Lakhs
		iii) EMP budget for nearby area/ outside the project boundary	15/- Lakhs
32.	Incremental Load in respect of:	i) PM 10	0.053 $\mu g/m^3$
		ii) PM 2.5	0.021 $\mu g/m^3$
		iii) SO_2	0.072 $\mu g/m^3$
		iv) NO_2	0.349 $\mu g/m^3$
		v) CO	0.074 $\mu g/m^3$
33.	Status of Construction	Vacant land	
34.	Construction Phase:	i) Power Back-up	1 DG of 62.5 kVA
		ii) Water Requirement & Source	Treated water of 50 KLD from HSVP
		iii) STP (Modular)	NA
		iv) Anti-Smoke Gun	Regularly used as per requirement.

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)	10	3
2	Anti-smog gun	15	3
3	Noise Pollution Control (Maintenance of machinery)	7	2
4	Facilities for labours (PPEs, safety, medical facility etc.	12	3
5	Sanitation for labours (mobile toilets/septic tank)	6	3
6	Waste management	5	2
7	Environment monitoring & Six-Monthly compliances		4
8	Environment Management Cell	3	2
	Total	**58**	**22**

EMP Budget: Operation Phase

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Wastewater treatment (STP)	200	15
2	Rain water Harvesting system	25	3
3	Acoustic enclosure/stack for DG sets and Energy savings	30	4
4	Solid Waste Management(Organic Waste Convertor and Waste Bins)	40	4
5	Landscaping (green area development and plantation)	55	10
6	Solar PV plant	90	5
7	Water efficient fixture and measures	30	6
8	Environment Management cell, Environment monitoring & Six-Monthly compliances	7	3
	Total	**477**	**50**

EMP Budget: Outside Project

S. No.	Activities	Proposed Locations	Capital Cost (₹)					Total cost (₹)
			1st Year	2nd Year	3rd Year	4th Year	5th Year	
1	Plantation in community areas in close coordination of village panchayat	Nearby Village	1,25,000	75,000	1,00,000	1,25,000	75,000	5,00,000
2	Maintenance of nearby	Nearby Village	80,000	1,20,000	1,25,000	75,000	100000	5,00,000

	village road (01-HR-FRD-FRD-0123-BHAT-013)							
3	Maintenance of nearby village pond	Pond near Govt. Middle School, Village Bhotala	75,000	1,25,000	80,000	1,00,000	1,20,000	5,00,000
Total								**15,00,000**

Total EMP Budget Summary

Particulars	Cost (₹ in lakhs)
EMP Budget (Capital cost)	535/-
EMP budget (Recurring cost)	72/-
EMP budget for nearby area/ outside the project boundary	15/-
TOTAL	**622/-**

A. Specific conditions:-

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

14. 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
15. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP may provide electric charging stations to facilitate electric vehicle commuters.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
21. 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.
22. 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.
23. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
24. As proposed **4841.47 m2 (21.83% of Net plot area)** shall be provided for green area development.
25. **05 RWH pits** shall be provided for ground water recharging as per the CGWB norms.
26. The PP shall install required number of **Anti-Smog Guns** at the project site as per the requirement of HSPCB.
27. The PP shall adopt a nearby village Pond **(ID 01-HR-FRD-FRD-0123-BHAT-013)** for its beautification and rejuvenation.
28. The PP shall fulfil about 100 KW power requirement through solar at the project site**.**
29. The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

Efficiency, Ministry of Power strictly in addition of bylaws of the State Government

I. Air Quality Monitoring and Preservation

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

II. Water Quality Monitoring and Preservation

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

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

III. Noise Monitoring and Prevention

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

IV. Energy Conservation Measures

i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
ii. Outdoor and common area lighting shall be LED.
iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof R & U-values shall be as per ECBC specifications.
iv. Energy conservation measures like installation of CFLs/ LED for the lighting outside the building should be

integral part of the project design and should be in place before project commissioning.

v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V. Waste Management

i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 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. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
ii. The minimum growth of trees should be 03 meters with sufficient canopy.
iii. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
iv. 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).
v. 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.
vi. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
vii. Water intensive and/or invasive species should not be used for landscaping.
viii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every single tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
ix. 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.
x. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile

VII. Transport

i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
   a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
   b) Traffic calming measures.
   c) Proper design of entry and exit points.
   d) Parking norms as per local regulation.

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

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

VIII. Human Health Issues

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

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

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

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

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

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

IX. Corporate Environment Responsibility

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

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

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

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

X. Miscellaneous

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

ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 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 **181st Meeting of SEIAA held on 23.08.2024**. The project proponent appeared before the Authority and presented their case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation, project rollout plan, maximum Rainfall data of 2 days & percolation rate of RWH pit and revised EMP. In this regard the project proponent submitted the reply on 23.08.2024. The green area is a critical element in mitigation and therefore the PP will be asked to present the green area plan before the Authority. After deliberation, the Authority decided to defer this case.

The case was again taken up during the **184th meeting of SEIAA held on 13.09.2024**. The project proponent appeared before the Authority and presented their case. The Authority made observations regarding revised increasing capacity/number of OWC and for revision of EMP**.** In this regard the PP submitted reply on 20.09.2024 as under;

1. The project proponent proposed two in-house Organic Waste Converters (OWC) each with a capacity of 200 kg/day.
2. Revised EMP details as:

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)	10	3
2	Anti-smog gun	15	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	2
	Total	**55**	**16**

EMP Budget during Operation Phase

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Wastewater treatment (STP)	250	15
2	Rain water Harvesting system	50	3
3	Acoustic enclosure/stack for DG sets and Energy savings	34	4
4	Solid Waste Management (Organic Waste Convertor and Waste Bins)	45	4
5	Landscaping (green area development and plantation)	55	10
6	Environment Management cell, Environment monitoring & Six-Monthly compliances	7	4
	Total	**441**	**40**

EMP Budget for adaptation school in nearby village

Activities	Total Cost(₹)
To adopt a nearby government school for various initiatives, including the plantation & greenbelt development,installation of smart classrooms, solar lighting,Installation of RO Treatment Plant, Installation of solar panels in govt. schools.	**70,00,000**

EMP Budget Summary

Particulars	Cost (₹ in lakhs)
EMP Budget (Capital cost)	496/-
EMP budget (Recurring cost)	56/-
Budget for nearby area/ outside the project boundary	70/-
TOTAL	**622/-**

After deliberations, the Authority, considering the reply of project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), **decided to grant Environment Clearance to M/s Adore Build Projects LLP through its partner Jetaish Kumar Gupta C/o Narender Kumar Gupta(as per Land Allotment Letter issued by HSVP vide Memo no. ZO001/EO001/UE001/GALOT/0000001398 dated 17.11.2023)** 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. **Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.**
2. **The Project Proponent will undertake mitigation measures during the construction period.**
3. **Total green area of the project is 4841.47 m^2 (21.83% of net plot area) in which block plantation area is 2661.69 (12% of total plot area).**
4. **The PP will adopt a nearby government school for renovation and improvement with budget of Rs. 70 Lakh.**

Item No. 184.03
Dated : 13.09.2024

Environment Clearance for Group Housing Colony Project developed on a plot area of 5.0 Acres at Village Kasbe, Sector 36, Karnal Haryana by M/s JBB Infrastructures Private Limited.

The Project Proponent submitted online Proposal No.**SIA/HR/INFRA2474146/2024 dated 22.05.2024** for obtaining **Environment Clearance** under Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 1,50,000/- vide DD No. 476656 dated 22.05.2024**.

Appraisal & Recommendations of SEAC:

This case was taken up in the **294th meeting held on 11.06.2024** was deferred with some observations. Further, the case was taken up in the **297th meeting held on 29.07.2024**. PP and consultant appeared before the committee and presented their case. The PP submitted reply to the observations raised during 294th Meeting of SEAC, Haryana held on 11.06.2024 and committee discussed the reply submitted by PP. During further discussion, the committee raised some more observations to which PP replied alongwith an affidavit dated 01.08.2024.

After deliberations, the committee unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **M/s JBB Infrastructures Pvt. Ltd (as per the license no.95 of 2008 issued by DTCP vide letter Endst. No.5DP-II-2007/2725dated 12.05.2008; (further valid upto 11.05.2028)**.

The Basic Details of the project as under:

Name of the Project: EC for Group Housing Colony Project "JBB Grand" at of Village Kasbe, Sector 36, District-Karnal, Haryana by M/s JBB Infrastructures Pvt. Ltd		
Sr. No.	**Particulars**	
Online Proposal no.SIA/HR/INFRA2/474146/2024		
1.	Latitude	29°39'44.74"N
2.	Longitude	77° 0'17.77"E
3.	Category	8 (a)
4.	Total Plot Area	20,234.130 m^2 (5.0 Acres)
5.	Proposed Ground Coverage	5120.380 sqm (25.31 % of plot area)
6.	Total proposed FAR	35,358.86 sqm
7.	Total Non-FAR	12,928.96 sqm
8.	Total Built Up area	48,287.82 sqm
9.	Total Green Area with Percentage	4046.83 sqm (20 % of total Plot area)
10.	Rain Water Harvesting Pits	05 No.
11.	Total Parking	554 ECS
12.	Maximum Height of the Building	26.850 meters
13.	Power Requirement	1601.65 KW
14.	No. of DG set	2 DG sets, each of 250kVA capacity
15.	Capacity of STP	1*210 KLD
16.	Total Estimated Water Demand	166 KLD
17.	Total Waste Water Generated during operational phase	123 KLD
18.	Fresh Water Demand	107 KLD
19.	Total treated water	110 KLD (after treatment of wastewater from STP)
20.	Treated Water Demand	59 KLD
21.	Solid waste generated	852 Kg/day
22.	Total Population	1880 No.
23.	Number of floors	Total 8 residential towers : Tower T2A, T2B, T2C, T2D, T2E: B+S+8 floors

			Tower T3: S+8 floors Tower T1A: S+7 floors Proposed Tower T4 : G/S+8 floors EWS: G+4 floors
24.	Number of Building Blocks		Total 8 Residential Towers, EWS block, commercial block & community building
25.	Total Cost of the project:		Rs. 61.14 Crores
26.	EMP Budget		Capital cost: 13.50 lakhs Recurring cost: 2.20 lakhs Nearby area/ outside the project boundary: 3.0 Lakhs
27.	Incremental Load in respect of:	i) $PM_{2.5}$	0.03713 µg/m^3
		ii) PM_{10}	0.09900 µg/m^3
		iii) SO_2	0.14262 µg/m^3
		iv) NO_2	0.69301 µg /m^3
		v) CO	0.14262 µg/m^3
27.	Status of Project		One tower is pending for construction

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)	2	0.20
2.	Sanitation for labors (mobile toilets/septic tank)	1	0.20
3.	Anti-Smog Gun	2	0.20
4.	Handling of construction waste material	0.50	0.10
Total		**5.50**	**0.70**

EMP budget (for operation phase)

S. No	Component	Capital Cost (lakhs)	Recurring Cost/Annum (lakhs)
1.	Acoustic enclosure/stack for DG sets and Energy savings	0.50/-	0.10/-
2.	Solid Waste Management (waste collection & waste handling)	0.50/-	0.20/-
3.	Green Area/ Landscape Area	1/-	0.20/-
4.	Installation of Solar PV	4/-	0.50/-
5.	Water efficient fixture and measures	2/-	0.50/-
Total		**8/-**	**1.50/-**

Brief budget outline with activities budget for nearby area/wildlife/outside the project boundary

S. No.	Activities	Proposed Locations	Tangible outcome	Capital Cost (in Rs)							Total cost (in Rs)
				1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
1.	Pond Maintenances (area less than 5 acres)	Location: Kasbe village	1 pond	25,000	-	25,000	-	15,000	-	15,000	80,000
2.	Installation of Smart classroom in School	1. Govt. girls high school 2. Govt. senior secondary, School	2 smart classrooms	-	50,000	-	50,000	50,000	-	-	1,50,000
3.	Books distribution in Library		Distribution in three libraries	10,000	-	-	10,000	20,000	15,000	15,000	70,000
Total											**3,00,000**

A. Specific conditions:-

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

21. 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.
22. 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.
23. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
24. The minimum growth of trees should be 03 meters with sufficient canopy.
25. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
26. 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).
27. 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.
28. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
29. Water intensive and/or invasive species should not be used for landscaping.
30. As proposed **4046.83 sqm (20% of the plot area) shall be provided for green area development at the project site, out of which 2428.10 sqm (12% of Green Area)** shall be evolved as block green area.
31. **05 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
32. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
33. The PP shall provide solar power as per HAREDA norms.
34. **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)**
35. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
36. The PP shall register themselves on the http://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

I. Air Quality Monitoring and Preservation

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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 lowsulphur 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 lowsulphur 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 lowsulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
xii. For indoor air quality the ventilation provisions as per National Building Code of India.

II. Water Quality Monitoring and Preservation

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

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

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

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

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

xiii. All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

III. <u>Noise Monitoring and Prevention</u>

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. <u>Energy Conservation Measures</u>

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. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every single tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
ii. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
iii. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

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
iv. (HIRA) and Disaster Management Plan shall be implemented.
v. 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.
vi. Occupational health surveillance of the workers shall be done on a regular basis.
vii. A First Aid Room shall be provided in the project both during construction and operations of the project.

IX. Corporate Environment Responsibility

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

X. Miscellaneous

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

start of production operation by the project.

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

viii. The project proponent shall abide by all the commitments and recommendations made in the form-IA, Conceptual Plan and also that during their presentation to the Expert Appraisal Committee.

ix. No further expansion or modifications in the plan shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC)/SEIAA, Haryana. The project proponent shall seek fresh environmental clearance under EIA notification 2006 if at any stage there is change of area of this project.

x. Any change in planning of the approved plan will leads to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance

xi. The PP should give unambiguous affidavit giving land promoters in accordance with your ownership and possession of land legal the case referred for Environment Clearance to SEIAA.

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

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

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

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

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the **184th meeting of SEIAA held on 13.09.2024**. The Project proponent appeared before the Authority and presented their case. The Authority advised the project proponent that the existing EC in additional green area may be taken up for plantation and the Authority further made observation for revision ofEMP. In this regard the PP submitted reply on 20.09.2024 as under;

Revised EMP Budget Plan(Construction phase)

S.No.	Component	Capital Cost(lakhs)	Recurring Cost(lakhs)
1.	EMP cost of Construction phase(green net, tarpaulin cover to cover the construction material)	2	0.2
2.	Sanitation for labours (mobile toilets/septic tank)	1	0.2
3.	Anti-Smog Gun	1	0.1
4.	Handling of construction waste material	0.5	0.4
Total		**4.5**	**0.9**

EMP budget plan(Operation Phase)

S.No	Component	Capital Cost(lakhs)	Recurring Cost(lakhs)
1.	Acoustician closure/stack for DG set sand Energy savings	0.5	0.1
2.	Solid Waste Management (waste collection& waste handling)	0.6	0.1
3	Landscape development(block green)	1	1
Total		**2.1**	**1.2**

Budget outside the Project Site (CER activities)

Activities	Total Cost(₹)
To adopt a nearby government school for various initiatives, including the plantation & greenbelt development,installation of smart classrooms, solar lighting,Installation of RO Treatment Plant, Installation of solar panels in govt. schools.	**35,00,000**

Budget Summary

S. No.	Particular	Cost in Lakhs
1.	EMP budget for inside the project boundary(Capital cost)	6.6/-
2.	EMP budget for inside the project boundary(Recurring cost)	2.1/-
Total EMP		8.7/-
3.	Budget for adoption of school in nearby village	35/-

After deliberations, the Authority, considering the reply of project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decidedto**grant Environment Clearance** to**M/s JBB Infrastructures Pvt. Ltd (as per the license no.95 of 2008 issued by DTCP vide letter Endst. No.5DP-II-2007/2725dated 12.05.2008; (further valid upto 11.05.2028)** under category **8 (a)** of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. **The Project proponent should submit latest water testing report within one month.**
2. **In case the water quality is not within acceptable norms, Project proponent should install water treatment plant to treat fresh water before supply within one month.**
3. **Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.**
4. **Total green area of the project is 4046.83 m^2 (20 % of total plot area) in which block plantation area is 2428.09 (12% of total plot area).**
5. **The PP will adopt a nearby government school for renovation and improvement with budget of Rs. 35 Lakh.**
6. **The Project Proponent will undertake mitigation measures during the construction period.**

Item No. 184.04
Dated : 13.09.2024

Environment Clearance for Proposed Affordable Group Housing Colony Project at Village Sohna, Sector 2 & 35, Sohna, District Gurugram, Haryana by M/s Adore Buildcon LLP.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/484893/2024 dated 08.07.2024** for obtaining **Environment Clearance** under Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 026751 dated 08.07.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **297th meeting held on 29.07.2024**. PP presented the case before the committee. The committees discussed the case and raise some observations to which PP replied vide letter dated **01.08.2024**alongwith an affidavit.

After deliberations, the committee was unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations to**:**

1. **M/s Adore Buildcon LLP (as per the license No.51 of 2024, issued by DTCP vide letter No. LC-5152/JE(SK)-2024/9805 dated 15.03.2024 valid up to 14.03.2029)**.

The Environmental Clearanceis recommended to be granted to the project with following specific and general stipulations.

The Basic Details of the project as under:

EC for Proposed Affordable Group Housing Colony at Village Sohna, Sector 02 &35, Sohna, District-Gurugram, Haryana by M/s Adore Buildcon LLP		
Sr. No.	**Particulars**	
Online Proposal no.SIA/HR/INFRA2/484893/2023		
1.	Latitude	28°16'34.16"N
2.	Longitude	77° 3'44.19"E
3.	Category	8 (a)
4.	Total Plot Area	27,392.116 sqm (6.76875 Acres)
5.	Net Plot Area	23,676.703 sqm (5.850 Acres)
6.	Proposed Ground Coverage	5457.938 sqm (23.05 % of net plot area)
7.	Total proposed FAR	53502.151 sqm
8.	Total Non-FAR	21539.782 sqm +64.95 sqm + 64.95 sqm (community hall and Anganvadi)
9.	Total Built Up area	75,171.833 sqm
10.	Total Green Area with Percentage	4735.20 (20% of net plot area)
11.	Rain Water Harvesting Pits	05 No.
12.	Total Parking	429 ECS, 850 scooters
13.	Maximum Height of the Building	69.98 meters
14.	Power Requirement	2706.03 KW
15.	No. of DG set	3 DG sets of total 1200 kVA Capacity (2*500 kVA and 1*200 kVA capacity)
16.	Capacity of STP	2 STP of total 530 KLD capacity (1*420 KLD+1*110 KLD)
17.	Total Estimated Water Demand	409 KLD
18.	Total Waste Water Generated during operational phase	331 KLD
19.	Fresh Water Demand	285 KLD
20.	Total treated water	298 KLD (after treatment of wastewater from STP)
21.	Treated Water Demand	124 KLD
22.	Solid waste generated	2314 Kg/day

23.	Total Population		5412 individuals
24.	Number of floors		Total 10 residential towers with: Tower 1 to 4 and Tower 6 to 9 :B+S+19 floors Tower 5 : B+S+15 floors Tower 10: (S/G+13 floors)
25.	Number of Building Blocks		10 Residential Towers, Aanganvadi/Crèche, Community building and Commercial Block (A, B, C&D), Mumty – Machine room and Basement.
26.	Total Cost of the project:		Rs. 216.67 Crores
27.	EMP Budget		Total EMP budget: 484.0 Lakhs **EMP Budget Details**
28.	Incremental Load in respect of:	i) $PM_{2.5}$	0.060 µg/m^3
		ii) PM_{10}	0.151 µg/m^3
		iii) SO_2	0.215µg/m^3
		iv) NO_2	1.063 µg/m^3
		v) CO	0.73714 µg/m^3
29.	Status of Project		Vacant Land

S. No.	Particular	Cost in Lakhs
1.	EMP budget for nearby area/ outside the project boundary	20/-
2.	EMP budget for inside the project boundary (Capital cost)	345/-
3.	EMP budget for inside the project boundary (Recurring cost)	119/-
	Total EMP	**484/-**

EMP budget (Construction Phase-05 years)

S. No	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1.	EMP cost of Construction phase(material handling, green net, tarpaulin cover to cover the construction material)	15	20
2.	Tractors/Tanker cost for Water sprinkling for dust suppression	10	7
3.	Wheel wash arrangement during construction phase	2	2
4.	Sanitation for labors (mobile toilets/septic tank)	10	8
5.	Anti-Smog Gun	20	10
6.	Sedimentation tank	8	1
Total		**65**	**48**

EMP budget (Operation Phase)

S.No	Component	Capital Cost (lakhs)	Recurring Cost/Annum (lakhs)
1.	Sewage Treatment Plant	100	20
2.	Rain water Harvesting Pits	30	8
3.	Acoustic enclosure/stack for DG sets and Energy savings	20	5
4.	Solid Waste Management (collection, handling & transportation)	20	10
5.	Green Area/Landscape Area	25	10
6.	Installation of Solar PV	75	15
7.	Water efficient fixture and measures	10	3
Total		**280/-**	**71/-**

Brief budget outline with activities budget for nearby area/wildlife/outside the projectboundary

Activities	Proposed Locations	Tangible outcome	Capital Cost (in Rs)							Total cost (in Rs)
			1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	
Installatio	1. Govt.	Three smart	50,000	50,000	50,000	1,50,00	50,000	50,000	1,00,00	5,00,000/

n of Smart classroom in School	primary school (Raiseena, Sohna) 2. Govt. boys Schoo (Sohna) 3. Govt. Primary School (Baluda, Sohna)	classrooms				0			0	-
Plantation and maintenance of sector road.	Sector Roac (near project site)		50,000	50,000	50,000	50,000	1,50,000	1,50,000	1,00,000	6,00,000/-
Solar lighting	1. Berka Village 2. Khaika Village	02 Villages	1,50,000	1,50,000	1,50,000	1,50,000	1,50,000	50,000	1,00,000	9,00,000/-
Total			**2,50,000**	**2,50,000**	**2,50,000**	**3,50,000**	**3,50,000**	**2,50,000**	**3,00,000**	**20,00,000/**

A. Specific conditions:-

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

earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.

11. The PP shall not carry any construction above or below the Revenue Rasta, if any
12. The PP shall keep the ROW below the HT Line passing through the project, if any.
13. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
14. 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
15. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
16. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
17. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
18. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
19. The PP may provide electric charging stations to facilitate electric vehicle commuters.
20. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
21. 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.
22. 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.
23. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
24. The minimum growth of trees should be 03 meters with sufficient canopy.
25. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
26. 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).
27. 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.
28. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
29. Water intensive and/or invasive species shall not be used for landscaping.
30. As proposed **4735.20 sqm (20% of net plot area) shall be developed green area, out of which 12% of net plot areashall be developed as block green.**
31. **05 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
32. **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)**
33. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
34. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
35. The PP shall register themselves on the http://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. 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 firefighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.

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

I. <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 lowsulphur 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 lowsulphur 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 lowsulphur 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. <u>Noise Monitoring and Prevention</u>

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. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every single tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
ii. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during

plantation of the proposed vegetation on site.

iii. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

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.

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

VIII. Human Health Issues

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

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

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

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

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

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

IX. Corporate Environment Responsibility

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

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

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

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

X. Miscellaneous

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up duringthe **184th meeting of SEIAA held on 13.09.2024**. The Project proponent appeared before the Authority and presented their case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation and for revision ofEMP.In this regard the PP submitted reply on **20.09.2024** as under;

EMP budget(Construction Phase)

S. No	Component	Capital Cost (Rs in lakhs)	Recurring Cost (Rs in lakhs)
1.	EMP cost of Construction phase (material handling, green net, tarpaulin cover to cover the construction material)	30	20
2.	Tractors/Tanker cost for Water sprinkling for dust suppression	12	10

3.	Wheel wash arrangement during construction phase	3	1
4.	Anti-Smog Gun	25	13
5.	Sedimentation tank	8	2.5
Total		**78**	**46.5**

EMP budget(Operation Phase)

S.No	Component	Capital Cost (lakhs)	Recurring Cost/ Annum(lakhs)
1.	Sewage Treatment Plant	140	35
2.	Rainwater Harvesting Pits	30	10
3.	Acousticen closure/stack for DG sets and Energy savings	35	10
4.	Solid Waste Management	25	12.5
5	Landscape development(block green)	32	10
Total		**262**	**77.5**

Budget outside the Project Site (CER activities)

Activities	Total Cost(₹)
To adopt a nearby government school for various initiatives, including the plantation & greenbelt development, installation of smart classrooms, solar lighting, Installation of RO Treatment Plant, Installation of solar panels in govt. schools.	**70,00,000**

Total EMP budget

Particular	Cost in Lakhs
EMP budget for inside the project boundary(Capital cost)	340/-
EMP budget for inside the project boundary (Recurring cost)	124/-
Total	464/-
Budget for adoption of school in nearby village	70/-

After deliberations, the Authority, considering the reply of project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to **grant Environment Clearance to M/s Adore Buildcon LLP (as per the license No.51 of 2024, issued by DTCP vide letter No. LC-5152/JE(SK)-2024/9805 dated 15.03.2024 valid up to 14.03.2029)**under category **8 (a)** of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. **Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.**
2. **The Project Proponent will undertake mitigation measures during the construction period.**
3. **Total green area of the project is 4735.20 m^2 (20% of net plot area) in which block plantation area is 2191.36 (8% of total plot area).**
4. **The PP will adopt a nearby government school for renovation and improvement with budget of Rs. 70 Lakh.**

Item No. 184.05
Dated : 13.09.2024

Environment Clearance for Proposed Mixed Land Use Colony (98% Residential and 2% Commercial) located at Village Fazilpur, Jharsa and Badshahpur, Sector 69, Gurugram, Haryana by M/s Modgen Developers Private Limited

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/485891/2024 dated 06.07.2024** for obtaining **Environment Clearance** under Category **8(b)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 502228 dated 22.05.2024.** The project has been granted Standard ToR on **10.06.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **297th meeting held on 29.07.2024**. 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 **29.07.2024** alongwith an affidavit.

After deliberations, the committee unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **M/s Modgen Developers Pvt. Ltd. (as per License no 90 of 2024 issued by DTCP vide Endst No. LC-5319/PA(SK)/2024/22119 dated 18.07.2024)**

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

The Basic Details of the project as under:

Name of the Project: Mix Land Use Colony (98% Residential and 2% Commercial) at Revenue Estate of Village Fazilpur Jharsa & Badshahpur, Sector-69, Gurugram by M/s Modgen Developers Pvt. Ltd.		
S. No.	**Particulars**	**Proposed Details**
1.	Online Proposal Number	SIA/HR/INFRA2/485891/2024
2.	Latitude	28°23'55.29"N
3.	Longitude	77°2'29.00"E
4.	Category	8 (b)
5.	Total Plot Area	47,221.75 sqm
6.	Proposed Ground Coverage	16,527.61 sqm
7.	Proposed FAR	2,49,759.95 sqm
8.	Non-FAR Area	2,12,308.14 sqm
9.	Total Built-up area	4,62,068.09 sqm
10.	Total Green Area with %	9,444.35 sqm (20% of Total Plot Area)
11.	Rain Water Harvesting Pits (with size)	12 no. of recharge pits
12.	STP Capacity	1,400 KLD
13.	Total Parking	2,265 ECS
14.	Maximum Height of the Building (m)	192.6 m
15.	Power Requirement	9,886.75 kVA
16.	Power Backup	07 No. of DG sets (5 x 1,500 kVA + 2 x 750 kVA)
17.	Energy Conservation through Solar	150 kW
18.	Total Water Requirement	1,050 KLD
19.	Fresh Water Requirement	640 KLD
20.	Treated Water	410 KLD
21.	Waste Water Generated	830 KLD
22.	Solid Waste Generated	3,925.40 kg/day
23.	Bio-degradable Waste	2,380 kg/day
24.	Number of Buildings	• 07 Residential Towers • 01 EWS

		• 03 Commercial/Retail Blocks • 01 Club/Banquet Hall • 01 Primary School	
25.	Basements	Max. 04 level basements	
26.	Stories	Maximum 4B+G+48 floors	
27.	Dwelling Units/ EWS	• Dwelling Units: 1,218 • EWS: 215	
28.	Population	10,170 individuals	
29.	R+U Value of Material used (Glass)	DGU with Low coating surface will be done: • U value-1.6 W/sqmk • SGGC- 0.2	
30.	Total Cost of the project	Total Project Cost: ₹1,122.81 Cr.	
31.	Incremental Load in respect of:	PM2.5	0.01141 $\mu g/m^3$
		PM10	0.02873 $\mu g/m^3$
		SO2	0.03954 $\mu g/m^3$
		NO2	0.19031 $\mu g/m^3$
		CO	0.13327 $\mu g/m^3$
32.	EMP Budget	• Capital cost: ₹1,658/- Lakhs • Recurring cost: ₹223/- Lakhs • Outside project site: ₹116/- Lakhs • Total EMP Budget: ₹1,997/- Lakhs	

EMP Details (Construction Phase)

S.No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Waste water treatment (Modular STP)	15	2
2	Wheel wash arrangement	8	3
3	Air Pollution Control (tarpaulin sheets/ barricading, water sprinkling)	15	9
4	AQI monitoring sensors	1	0.5
5	Anti-smog guns	10	1.5
6	Noise Pollution Control (Maintenance of machinery)	13	7
7	Sanitation for labours (Toilets, Bathing Area, etc.)	8	4
8	Environment monitoring & Six-Monthly compliances	-	6
9	Environment Management Cell	-	7
TOTAL		**70.00**	**40.00**

EMP Details (Operation Phase)

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) per annum
1	Wastewater treatment (STP)	350	35
2	Rain water Harvesting system	48	10
3	DG Sets (Including Acoustic enclosure and stack)	250	7.5
4	HVAC Acoustic enclosures, noise vibration pads	425	15
5	Solid Waste Management (Organic Waste Convertor and Waste Bins)	20	8
6	Landscaping (green area development and plantation)	150	50
7	Solar PV plant	245	20
8	EV Charging Booths	70	10
9	Water efficient fixture and measures	30	20
10	Environment Management cell, Environment monitoring & Six-Monthly compliances	-	7.5
TOTAL		**1588.00**	**183.00**

Budget outside the Project Site (CER activities)

S. No.	Activities	Proposed Locations	Tangible outcome	Capital Cost (₹)					Total cost (₹)
				1st Year	2nd Year	3rd Year	4th Year	5th Year	
1	Plantation & Greenbelt developmen t in nearby	1. Village Badshahpur 2. Village FazilpurJharsa	Greenbelt development & maintenance	5,00,000	5,00,000	4,00,000	4,00,000	4,00,000	22,00,000

	villages	3. Village NurpurJharsa	in three villages						
2	Village/Community pond maintenance	Pond at Tikli Village (Approx. 4.85 km from project site) Pond ID: 01HRGGMSHN0166TEEK001	Cleaning & maintenance of village/community pond	4,50,000	4,50,000	4,00,000	4,00,000	4,00,000	21,00,000
3	Maintenance of nearby village road	1. Village Badshahpur 2. Village FazilpurJharsa	Road maintenance	3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	15,00,000
4	Installation of RO Treatment Plant in govt. schools	1. Government Senior Secondary School, Village Jharsa, Sector-39 2. Government Higher Secondary School, Village Kanhai, Sector-44 3. Government High School, Sukhrali, Sector-25	Provision of modern facilities/amenities in govt. schools	2,00,000	2,00,000	2,00,000	1,50,000	1,50,000	9,00,000
5	Smart classes and tabs in govt. schools			3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	15,00,000
6	Installation of solar panels in govt. schools			4,00,000	4,00,000	4,00,000	3,50,000	3,50,000	19,00,000
7	Installation of RWH pits in nearby villages	1. Village Badshahpur 2. Village FazilpurJharsa 3. Village NurpurJharsa	Rainwater harvesting through RWH pits	3,00,000	3,00,000	3,00,000	3,00,000	3,00,000	15,00,000
TOTAL				**2450000**	**2450000**	**2300000**	**2200000**	**2200000**	**11600000**

A. Specific conditions:-

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

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

8) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used
10) The PP shall install electric charging points for charging of electric vehicles.
11) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
14) The PP shall not carry any construction below the HT Line passing through the project, if any.
15) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16) 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) In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
27) The minimum growth of trees should be 03 meters with sufficient canopy.
28) No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
29) 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).
30) 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.
31) The species with heavy foliage, broad leaves and wide canopy cover are desirable.
32) Water intensive and/or invasive species should not be used for landscaping.
33) **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
34) **As proposed an area measuring 9,444.35 sqm (20% of Total Plot Area) shall be developed as Green Area out of which 12% shall be Block Green.**
35) The PP shall adopt the **Pond (ID-01-HR-GGM-SHN-0166-TEEK-001)** situated at Village Tikli for its rejuvenation and beautification.

36) **12 Rain Water Harvesting Recharge Pits** shall be provided for ground water recharging as per the CGWB norms.
37) **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
38) The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
39) The PP shall provide solar power as per HAREDA norms.
40) The PP shall register themselves on the http://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

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

I. <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 and PM2.5) covering upwind and downwind directions during the construction period.
iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra low sulphur diesel shall be ensured for DG sets. The location of the DG sets may be decided with in consultation with State Pollution Control Board
v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke &other air pollution prevention measures shall be provided for the building as well as the site. These measures shall

include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
vii. Wet jet shall be provided for grinding and stone cutting.
viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust
ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
x. The diesel generator sets to be used during construction phase shall be ultra low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Ultra low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
xii. For indoor air quality the ventilation provisions as per National Building Code of India.

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

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

iii. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

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*n material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

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

VIII. Human Health Issues

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

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

iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment(HIRA) and Disaster

Management Plan shall be implemented.

iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
v. Occupational health surveillance of the workers shall be done on a regular basis.
vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

IX. Corporate Environment Responsibility

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

X. Miscellaneous

i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 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):

The case was taken up during the **184th meeting of SEIAA held on 13.09.2024**. The Project proponent appeared before the Authority and presented their case. The Authority made observation regarding for revision ofEMP. In this regard the PP submitted reply on **13.09.2024**as under;

EMP Budget during Construction Phase

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Waste water treatment (Modular STP)	40	20
2	Wheel wash arrangement	8	3
3	Air Pollution Control (tarpaulin sheets/ barricading, water sprinkling)	15	10
4	AQI monitoring sensors	1	0.5
5	Anti-smog guns	10	1.5
6	Noise Pollution Control (Maintenance of machinery)	15	7
7	Sanitation for labours (Toilets, Bathing Area, etc.)	15	6
8	Environment monitoring & Six-Monthly compliances	-	7
9	Environment Management Cell	-	8
TOTAL		**104.00**	**63.00**

EMP Budget during Operation Phase

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost(₹ in lakhs) per annum
1	Wastewater treatment (STP)	350	40
2	Rain water Harvesting system	50	15
3	DG Sets (Including Acoustic enclosure and stack)	250	15
4	HVAC Acoustic enclosures, noise vibration pads	450	30
5	Solid Waste Management (Organic Waste Convertor and Waste Bins)	20	10
6	Landscaping (Dedicate for Block Green Plantation)	320	80
7	EV Charging Booths	80	20
8	Environment Management cell, Environment monitoring & Six-Monthly compliances	-	10
TOTAL		**1,520.00**	**220.00**

Budget outside the Project Site

Activities	Total Cost(₹)
To adopt a nearby government school for various initiatives, including the plantation & greenbelt development, installation of smart classrooms, solar lighting, Installation of RO Treatment Plant, Installation of solar panels in govt. schools.	**91,00,000**

Total EMP Budget

Particulars	Cost (₹ in lakhs)
EMP Budget (Capital cost)	1,624/-
EMP Budget (Recurring cost)	283/-
Total EMP	1907/-
Budget for Adoption of School in nearby Village	91/-

After deliberations, the Authority, considering the reply of project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to **grant Environment Clearance** to **M/s Modgen Developers Pvt. Ltd. (as per License no 90 of 2024 issued by DTCP vide Endst No. LC-5319/PA(SK)/2024/22119 dated 18.07.2024)** 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. **Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.**
2. **The Project Proponent will undertake mitigation measures during the construction period.**
3. **Total green area of the project is 9444.35 m^2 (20% of net plot area) in which block plantation area is 5666.52 (12% of total plot area).**
4. **The PP will adopt a nearby government school for renovation and improvement with budget of Rs. 91 Lakh.**

Item No. 184.06
Dated : 13.09.2024

Environment Clearance for Proposed mixed land use colony under TOD Policy at Village-Hayatpur, Sector-90, Gurugram Manesar Urban Complex, Haryana by M/s Pardos Craft Homes Private Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/485681/2024 dated 15.07.2024** for obtaining **Environment Clearance** under Category **8(b)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 442128 dated 19.03.2024**. The Standard ToR was granted to project on **02.07.2024.**

Appraisal & Recommendations of SEAC:

This case was taken up in **297th meeting of SEAC held on 29.07.2024**. 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 29.07.2024 alongwith an affidavit dated 29.07.2024.

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:

1. **M/s Pardos Craft Homes Pvt. Ltd. As per license no. 100 of 2023 issued by DTCP, Haryana vide Endst. No.LC-4096/JE(SB)/2023/13608 dated 09.05.2023 valid upto 07.05.2028**

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

The Basic Details of the project as under:

Name of the Project: EC for Proposed Mixed Land Use Colony (90% Residential & 10% Commercial) Under TOD Policy is planned at Village Hayatpur, Sector 90, Gurugram, Haryana being developed by M/s Pardos Craft Homes Private Limited		
S. No.	**Particulars**	
1.	Online Proposal Number	**SIA/HR/INFRA2/485681/2024**
2.	Latitude	28°24'32.68"N
3.	Longitude	76°56'8.23"E
4.	Plot Area	58,805.789m^2/ 14.53125 Acres
5.	Proposed Ground Coverage (20.94%)	12,316.021 m^2
6.	Proposed FAR	1,52,677.312 m^2
7.	Non FAR Area	95,495.616 m^2
8.	Total Built Up area	2,48,172.928 m^2
9.	Total Green Area (20 % of plot area)	11,761.158 m^2
10.	Rain Water Harvesting Pits (with size)	15 RWH Pits Depth: 4.5 Meter Radius: 2 Meter
11.	STP Capacity	1,080 KLD (700 + 380 KLD)
12.	Total Parking	1,830 ECS
13.	Organic Waste Converter	Total 1 no. of Organic waste converters of capacity 2,500 Kg/day (1×2,500 Kg/day)
14.	Maximum Height of the Building (m)	81.550 m
15.	Power Requirement	8,010 KW (DHBVN)
16.	Power Backup	6 Nos. of DG of total Capacity 8,020 KVA (2x2,000 + 2x1,010 + 1x1,250 + 1x750 KVA)
17.	Water Requirement	1,113 KLD
18.	Domestic Water Requirement	695 KLD
19.	Fresh Water Requirement	695 KLD

20.	Treated Water		746 KLD
21.	Waste Water Generated		829 KLD
22.	Solid Waste Generated		4,987 Kg/day
23.	Biodegradable Waste		1,995 Kg/day
24.	Basement		2 no's
25.	Number of Towers		Towers-10 (9 Nos. Main Tower + 1 No. EWS Tower), 1 Block–Commercial, 1 Block–Club House, 1 Block–Primary School, 1 Block–Nursery School
26.	Dwelling Units/ EWS		Total Dwelling Units: 1,365 No. of Dwelling Units of Residential: 761 No. of Dwelling Units of EWS: 136 No. of Dwelling Units of Domestic Servant: 513
27.	Commercial Component		14,825 m^2
28.	Stories		Residential– B2 + B1 + GF/S+23 F Max.
29.	R+U Value of Material used (Glass)		U Value: 5.5 w/sqm k SHGC: 0.9
30.	Total Cost of the project:	i) Land Cost ii) Construction	Rs.731.98Crore
31.	EMP Budget		EMP Budget: 1018 Lakhs.
32.	Incremental Load in respect of:	i) PM 2.5	0.02087 µg/m³
		ii) PM 10	0.03271 µg/m³
		iii) SO_2	0.07054 µg/m³
		iv) NO_2	0.13722 µg/m³
		v) CO	0.0000059 mg/m³
33.	Construction Phase:	i) Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		ii) Water Requirement & Source	Fresh water – 25 KLD for drinking. Treated water 10 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
		iii) STP (Modular)	1 Nos of 10 KLD
		iv) Anti-Smoke Gun	01 Nos of Anti-smoke gun

Table 2 – EMP Detail

During Construction Phase			During Operational Phase		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost (In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	10.00	10.00	Waste Water Management (Sewage Treatment Plant)	200.00	150.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	50.00	70.00
Green Belt Development	10.00	15.00	Green Belt Development	50.00	60.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	10.00
Rainwater harvesting system	30.00	5.00	Rainwater harvesting system	0.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	30.00	25.00	DG Sets including stack height and acoustics	60.00	70.00
Medical cum First Aid facility (providing medical room & Doctor)	10.00	30.00	Energy Saving (Solar Panel system)	40.00	10.00
Storm Water Management	10.00	20.00	Maintenance of Pond UID:	18.00	0.00

(temporary drains and sedimentation basin)			01HRGGMGGM0109SIKA373		
Total	100.00	120.00	**Total**	418.00	380.00
G. Total	**1,018 Lakhs**				

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 fecal coli forms and other pathogenic bacteria.
4) The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5) The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6) Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7) Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8) The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9) The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used
10) The PP shall install electric charging points for charging of electric vehicles.
11) Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12) The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of fire fighting equipments etc. as per National Building Code including protection measures from lightening etc.
13) That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
14) The PP shall not carry any construction below the HT Line passing through the project, if any.
15) The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16) 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) In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
27) The minimum growth of trees should be 03 meters with sufficient canopy.
28) No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
29) 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).
30) 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.
31) The species with heavy foliage, broad leaves and wide canopy cover are desirable.
32) Water intensive and/or invasive species should not be used for landscaping.
33) **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
34) As **proposed 11,761.158 m^2 (i.e. 20% of plot area) shall be provided for green area development out of which 12% shall be Block Green.**
35) **15 Rain Water Harvesting Recharge Tanks** shall be provided for ground water recharging as per the CGWB norms.
36) The PP shall adopt the **Pond (UID 01-HR-GGM-GGM-0109-SIKA-373)** for its rejuvenation and beautification.
37) The PP shall increase the capacity of solar panel from **40 KWp to 100 KWp**
38) **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
39) The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.
40) The PP shall register themselves on the http://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. 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 firefighting equipment etc as per National Building Code including protection measures from lightening etc.
3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable and shall abide with the conditions imposed in NOC, if any issued by Forest Department and NBWL.
5. The project proponent shall obtain Consent to Establish/Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention &Control of Pollution) Act, 1974 from the

Haryana State Pollution Control Board.

6. The PP shall obtain the permission for withdrawal of ground/surface water from competent authority before the start of the project and also obtain the CTO from HSPCB after the approval from competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, the Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.
10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I. <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 and PM2.5) covering upwind and downwind directions during the construction period.
iv. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of ultra lowsulphur 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 lowsulphur 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 lowsulphur 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. <u>Noise Monitoring and Prevention</u>

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. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every single tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
ii. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
iii. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any

means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

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*n material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

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

VIII. Human Health Issues

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

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

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

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

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

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

IX. Corporate Environment Responsibility

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

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

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

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

X. Miscellaneous

i. The project proponent shall prominently advertise it at least in two local news papers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has

been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 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):

The case was taken up during the **184th meeting of SEIAA held on 13.09.2024**. The Project proponent appeared before the Authority and presented their case. The Authority direct to the project proponent that the open space of the nursery school convert into the green area and the Authority further made observation for revision of EMP. In this regard the PP submitted reply on **17.09.2024** as under;

Revised EMP Details

During Construction Phase			During Operational Phase		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost (In Lakhs for 10 Year)**
Sanitation and Wastewater Management	10.00	10.00	Waste Water Management (Sewage Treatment	200.00	170.00

(Modular STP)			Plant)		
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	50.00	70.00
Green Belt Development	10.00	15.00	Green Belt Development	50.00	60.00
Air, Noise, Soil, Water Monitoring	0.00	5.00	Monitoring for Air, Water, Noise & Soil	0.00	10.00
Rainwater harvesting system	30.00	5.00	Rainwater harvesting system	0.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	30.00	25.00	DG Sets including stack height and acoustics	60.00	70.00
			Energy Saving (Solar Panel system)	50.00	10.00
			Maintenance of Pond UID: 01HRGGMGGM0109SIKA373	18.00	0.00
			CER activities (Government School)	40.00	0.00
Total	80.00	70.00	**Total**	468.00	400.00
G. Total	**1,018 Lakhs**				

After deliberations, the Authority, considering the reply of project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), **decided to grant Environment Clearance to M/s Pardos Craft Homes Pvt. Ltd. As per license no.100 of 2023 issued by DTCP, Haryana vide Endst. No.LC-4096/JE(SB)/2023/13608 dated 09.05.2023 valid upto 07.05.2028)** 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. **Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.**
2. **The Project Proponent will undertake mitigation measures during the construction period.**
3. **Project Proponent will not restrict the access of public to the revenue rasta running within project site as a public thoroughfare.**
4. **Total green area of the project is 11761.158 m2 (20% of total plot area) in which block plantation area is 7056 (12% of total plot area).**
5. **The PP will adopt a nearby government school for renovation and improvement with budget of Rs. 40 Lakh.**

Item No. 184.07
Dated : 13.09.2024

Environment Clearance Proposed for Expansion of Production for Boulder, Gravel & Sand Mining Project Jaidhari YNR B-33, Yamunanagar, Haryana area 48.60 ha. by Kulwinder Singh Prop. M/s P. S. Buildtech.

The Project Proponent submitted online proposal no. **SIA/HR/MIN/488645/2024 dated 03.01.2024** for obtaining **Environment Clearance for Expansion** under Category **1(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 1,50,000/- vide DD No. 506228 dated 20.12.23.** The project has been granted Standard ToR on 11.01.2024.

Appraisal & Recommendations of SEAC:

This case was taken up in **297th meeting of SEAC, Haryana held on 29.07.2024**. The PP alongwith consultant appeared before the committee and presented their case**.** The committee discussed the case and raised some observations to which PP submitted reply vide letter dated **29.07.2024**alongwithaffidavit.

After detailed deliberations, the Committee decided to recommend the case to SEIAA for **granting of EC under Category B1, 1(a) of EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India till validity of LoI i.e. 30.11.2024**for **expansion of production capacity** of mining of Boulder, Gravel & Sand **from 9,10,000 TPA to 12,70,000 TPA** under the para 7(ii) (a) of the EIA notification 2006, for expansion upto 40% increase in production with the existing mine lease area without requiring a fresh Public Hearing as per the OM issued by EF&CC vide F.No. IA3-22/10/2022-IA.III (E-177258) dated on 11.04.2022 at Jaidhari Block/YNR B-33, District Yamunanagar, Haryana (area 48.60 ha.) as per LOI and DSR/approved Mining Plan/ToR/EIA Report with **maximum depth of 9 meter** to **M/s P. S. Buildtech** with the following specific and general stipulations.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the **184th meeting of SEIAA held on 13.09.2024**. The Project proponent appeared before the Authority and presented their case. The Authority made observations that validity of LoI was expired on 15.09.2024 and mining plan also expired on 14.09.2024.

After deliberation, the Authority decided to defer this case for the PP to inform accordingly.

Item No. 184.08
Dated : 13.09.2024

Environment Clearance for Proposed Group Housing Project at Site No.GH-26A in Sector-56, Gurugram, Haryana by M/s MNB Buildfab LLP.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/488560/2024 dated 18.07.2024** for obtaining **Environment Clearance** under Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 003983 dated 18.07.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **297th meeting held on 29.07.2024.** 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 29.07.2024 alongwith an affidavit.

After deliberations, the committee unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to:

1. **M/s MNB Buildtech LLP (Partner Mohit Bajaj D/o, S/o, W/o, C/o Chander Bhushan Bajaj)as per allotment letter no.ZO-002/EO-018/UE029/LALOT/0000001157 dated 29.09.2023 issued by HSVP.**

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

The Basic Details of the project as under:

Name of the Project: Proposed Group Housing Project at Site No. GH-26A in Sector-56, Gurugram, Haryana being developed by M/s MNB Buildfab LLP		
Sr. No.	**Particulars**	**Details**
1.	Online Proposal Number	SIA/HR/INFRA2/488560/2024
2.	Category of project	8 (a) "Building & Construction Projects"
3.	Latitude	28°25'29.96"N
4.	Longitude	77° 5'50.22"E
5.	Plot Area	3,438.75 m²
6.	Proposed Ground Coverage	1,065.325 m²
7.	Proposed FAR	14,167.65 m²
8.	Non FAR Area	13,066.143 m²
9.	Total Built Up area	27,233.793 m^2.
10.	Total Green Area with %	530.506 m^2 (15.42% of plot area)
11.	Rain Water Harvesting Pits (with size)	1 nos.
12.	STP Capacity	70 KLD
13.	Total Parking	123 ECS
14.	Organic Waste Converter	Total 1 nos. of OWC of capacity 150 Kg/day
15.	Maximum Height of the Building (m)	54.150
16.	Power Requirement	610.93 KW
17.	Power Backup	2×400 KVA
18.	Population	723 Person
19.	Total Water Requirement	73 KLD
20.	Fresh Water Requirement	56 KLD
21.	Treated Water	17 KLD
22.	Total Waste Water Generated	64 KLD
23.	Total Solid Waste Generated	304 Kg/day
24.	Biodegradable Waste	122 Kg/day

25.	Non-Biodegradable Waste			182 Kg/day
26.	Basement			3 nos.
27.	Main Dwelling Units			74
28.	Total no. of towers			01
29.	Stories			S/G+15 Floor
30.	R+U Value of Material used (Glass)			U Value: 5.5 w/sqm.k SHGC: 0.9
31.	Total Cost of the project:	i) Land Cost		231.43
		ii) Construction Cost		
32.	CER			NA
33.	EMP Budget			Total EMP Budget: 535 Lakhs 1. Capital Cost: 202 Lakhs 2. Recurring Cost: 333 Lakhs
34.	Incremental Load in respect of:	i)	PM 2.5	0.00001 µg/m3
		ii)	PM 10	0.00012 µg/m3
		iii)	SO_2	0.00028 µg/m3
		iv)	NO_2	0.00009µg/m3
		v)	CO	0.00000001 mg/m3
35.	Construction Phase:	Power Back-up		Temporary electrical connection of 49 KW & 01 DG of 125 KVA
		Water Requirement & Source		Fresh water – 15 KLD for drinking & sanitation. Treated Water 20 KLD for construction Source: Fresh water – GMDA Construction Water – GMDA
		STP (Modular)		1 Nos of 5 KLD
		Anti-Smog Gun		01 Nos of Anti-smoke gun

Tale 2 – EMP Detail

During Construction Phase			**During Operation Phase**		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5 Year)**	**Description**	**Capital Cost(in Lakhs)**	**Recurring Cost (In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	5.00	10.00	Waste Water Management (Sewage Treatment Plant)	30.00	70.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	20.00	50.00
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	00.00	10.00
Rainwater harvesting system (1 pit)	2.00	3.00	Rainwater harvesting system	0.00	10.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	30.00	10.00	DG Sets including stack height and acoustics	20.00	50.00
PPE for workers & Health Care	10.00	5.00	Energy Saving (Solar Panel system)	25.00	10.00
Medical cum First Aid facility (providing medical room &Doctor	10.00	20.00			
Storm Water	10.00	5.00			

Management (temporary drains and sedimentation basin)					
Total	**77.00**	**73.00**	**Total**	**125.00**	**260.00**

A. Specific conditions:-

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

18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
23. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
24. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
25. The minimum growth of trees should be 03 meters with sufficient canopy.
26. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
27. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
28. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
29. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
30. Water intensive and/or invasive species should not be used for landscaping.
31. As proposed **530.506 m2 (15.42% of plot area)**shall be provided for green area development.
32. **01 Rain Water Harvesting Pit** shall be provided for ground water recharging as per the CGWB norms.
33. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
34. The PP shall provide solar power as per HAREDA norms.
35. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
36. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
37. The PP shall register themselves on the http://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Statutory Compliance:

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

Plastics Waste (Management) Rules, 2016 and Batteries Waste (Management Handling) Rules 2001 (as amended in 2020) shall be followed.

10. The project proponent shall follow the ECBC Act/ECBC- Rules prescribed by Bureau of Energy Efficiency, Ministry of Power strictly in addition of bylaws of the State Government.

I. Air Quality Monitoring and Preservation

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

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

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 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. Water Quality Monitoring and Preservation

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

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

iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details. The per capita supply should adhere to NBC 2016 and CGWA Notification dated 12.12.2018.

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

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

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

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

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

III. Noise Monitoring and Prevention

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

IV. Energy Conservation Measures

i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency as per ECBC Act, 2017 read with ECBC Rules, 2018 shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC also which is in no case should be less than 25% as prescribed.
ii. Outdoor and common area lighting shall be LED.
iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and

roof R & U-values shall be as per ECBC specifications.

iv. Energy conservation measures like installation of CFLs/ LED for the lighting outside the building should be integral part of the project design and should be in place before project commissioning.
v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
vii. The PP will submit report indicating compliance of each parameter of ECBC requirement and submit quantification saving report for each component.

V. Waste Management

i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W generated from project shall be obtained.
ii. Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
iv. Organic Waste Converter within the premises with a minimum capacity of 0.5 kg/person/day must be installed. Leaves to be put in earmarked pits for converting them into compost to be used as manure.
v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
vi. Any hazardous waste generated during construction phase, shall be disposed of as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, compressed earth blocks, and other environment friendly materials.
viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 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. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every single tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
ii. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
iii. The PP shall ensure that the area marked for greenery and trees will not be rendered impervious by any means like soil, compaction or cement concrete or brick or tiles or rubber or plastic cover or any other impervious material in any manner and the area must be maintained pervious for water infiltration/percolation and air flow in the soil. It must be straight on earth and not on any roof or slab of any tile.

VII. Transport

i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
   a) Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
   b) Traffic calming measures.

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

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

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

VIII. Human Health Issues

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

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

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

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

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

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

IX. Corporate Environment Responsibility

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

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

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

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

X. Miscellaneous

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

ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 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):

The case was taken up during the **184th meeting of SEIAA held on 13.09.2024**. The Project proponent appeared before the Authority and presented their case. The Authority direct to project proponent that the front side road covered in green area south side road covered in block plantation and the Authority further made observation regarding for revision of EMP. In this regard the PP submitted reply on **13.09.2024** as under;

Revised EMP Details

During Construction Phase			**During Operation Phase**		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs for 5 Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost (In Lakhs for 10 Year)**
Sanitation and Wastewater Management (Modular STP)	5.00	10.00	Waste Water Management (Sewage Treatment Plant)	30.00	70.00
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC)	20.00	50.00
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	00.00	10.00
Rainwater harvesting system (1 pit)	2.00	3.00	Rainwater harvesting system	0.00	10.00

Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	30.00	10.00	DG Sets including stack height and acoustics	20.00	50.00
			Energy Saving (Solar Panel system)	25.00	10.00
			CER activities (Government School)	60.00	0.00
Total	**47.00**	**43.00**	**Total**	**185.00**	**260.00**

After deliberations, the Authority, considering the reply of project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to **grant Environment Clearance to M/s MNB Buildfab LLP Th. Partner Mohit Bajaj D/o, S/o, W/o, C/o Chander Bhushan Bajaj) as per allotment letter no.ZO-002/EO-018/UE029/LALOT/0000001157 dated 29.09.2023 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. **Project Proponent shall install DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.**
2. **The Project Proponent will undertake mitigation measures during the construction period.**
3. **Total green area of the project is 530.506 m^2(15.42% of total plot area) in which block plantation area is 412.65. (12% of total plot area).**
4. **The PP will adopt a nearby government school for renovation and improvement with budget of Rs. 60 Lakh.**

Item No. 184.09
Dated : 13.09.2024

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

The Project Proponent submitted online Proposal No. **SIA/HR/NCP/30539/2017 dated 27.12.2018** obtaining **Modification and Expansion Environment Clearance** under Category **8(b)** of EIA Notification dated 14.09.2006.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the **184th meeting of SEIAA held on 13.09.2024**. The Project proponent appeared before the Authority and presented their case. The Authority direct to project proponent that the summit bank guarantee within a week.

After deliberation, the Authority decided to defer this casefor the PP to inform accordingly.

Item No. 184.10
Dated: 13.09.2024

Environment Clearance for Commercial Complex "JMD The Regent" at village Nangli Umarpur, Sector-62, Gurugram, Haryana by M/s JMD Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/NCP/28642/2018** obtaining **Environment Clearance** under Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 1,50,000/- vide DD No. 147056 dated 01.12.2022.**

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the **184th meeting of SEIAA held on 13.09.2024**. The Project proponent appeared before the Authority and presented their case. The Authority direct to project proponent that the summit latest approved building plan and affidavit regarding no construction activities at a project side.

After deliberation, the Authority decided to defer this case for the PP to inform accordingly.