State Environment Impact Assessment Authority (SEIAA), Haryana

Minutes of 195th Meeting of State Environment Impact Assessment Authority (SEIAA), Haryana held on 28.01.2025 at 2:30 PM under the Chairmanship of Sh. Pranab Kishore Das, IAS (Retd.), Chairman, SEIAA, Haryana at Bay's No. 55-58, 1st Floor, Paryatan Bhawan, Sector-2, Panchkula, Haryana.

List of Participants

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

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

At the outset, the Chairman, State Environment Impact Assessment Authority, Haryana (SEIAA), (**hereinafter refer to as, "The Authority"**), greeted the Members and requested the Member Secretary to give a brief background of the Proposals to be placed before the Authority as **"Agenda Items (Sr. No. 01 to 12)"** for discussions in the said meeting.

"Later, the Minutes of the 194th Meeting of SEIAA held on 20.01.2025 were "CONFIRMED" as part of the proceedings of 195th Meeting held on 28.01.2025."

Meeting :195th	**AGENDAITEMS**
Date:28.01.2025	**(Sr.No. 01 to 12)**
Time:2:30PM	

The Authority took up the following Proposals during 195th Meeting for consideration and decisions thereof:

Item No. 195.01
Dated : 28.01.2025

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 14.09.2006. The PP submitted requisite scrutiny fee of **Rs. 2,00,000/- vide DD No. 519472 dated 02.12.2024.**

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

Earlier, the case was taken up in the 184th meeting of SEIAA held on 13.09.2024. The project proponent appeared before the Authority and presented its case. The Authority direct the project proponent to submit bank guarantee within a week. The Authority had decided to defer this case for the PP to inform accordingly. In this regard the Project Proponent has submitted the Bank Guarantee of Rs. 39,00,000/- on account of Remediation and Augmentation Plan on vide BG No. 0171NDDG00011025 dated 25.09.2024.

The case was again taken up during the 189th meeting of SEIAA held on 02.12.2024. The project proponent did not attend the hearing, but later met the Chairman and sought review of Authority decision regarding CER on the ground that the company is facing NCLT proceedings. In view of the unclear status of the PP, the Authority took a decision to hear the PP again, along with documents regarding the NCLT proceeding.

The case was taken up during the 195th meeting of SEIAA held on 28.01.2025. The project proponent appeared before the Authority and presented its case. The Authority made observation regarding adopting nearby government school for improvement of infrastructure with a CER budget of Rs.100 lakhs. In this regard the project proponent submitted undertaking on 28.01.2025 to do it from its CER funds of 2025-26.

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to M/s Raheja Developers Limited under violation category of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The project proponent will instal DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.
2. The project proponent will undertake prescribed mitigation measures during the construction period.
3. The project Proponent will adopt a nearby government school for improvement of infrastructure with a CER budget of Rs. 100.00 lakhs.

Item No. 195.02
Dated : 28.01.2025

Environment Clearance for proposed Mix Land Use Project (87% Group Housing and 13% Commercial) located at revenue estate of Village Gurugram & Tikampur, Sector-104, Gururgam Manesar Urban Complex, Haryana by M/s Hero Realty Private Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/502400/2024 on dated 23.10.2024** for obtaining **Environmental Clearance** under Category **8(b)** of EIA Notification 14.09.2006. The PP submitted requisite scrutiny fee of **Rs. 2,00,000/- vide DD No. 000141 dated 01.02.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **304th Meeting held on 13.11.2024**. PP and consultant appeared before the committee and presented their case. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 14.11.2024.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to **M/s Hero Realty Pvt. Ltd. (as per Land License No.199 of 2023 dated 06.10.2023 valid upto 04.10.2028 issued vide Endst No. LC-5104/PA(VA)-2023/33337 dated 06.10.2023 and Licence No.15 of 2024 dated 31.01.2024 valid upto 29.01.2029 issued vide Endst No. LC-5104-B-PA(VA)-2024/3580 dated 31.01.2024)**

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

Table 1 – Basic Detail

Name of the Project: Mix Land Use Project (87% Group Housing and 13% Commercial) at Revenue estate of Village Gurugram & Tikampur, Sector-104, Gurugram Manesar Urban Complex, Haryana M/s Hero Realty Pvt. Ltd.		
S.No.	**Particulars**	**Details**
1.	Online Proposal Number	SIA/HR/INFRA2/502400/2024
2.	Latitude	28°29'8.22"N
3.	Longitude	76°59'40.38"E
4.	Total Plot Area	44,879.79 sqm
5.	Net Plot Area	43,398.62 sqm
6.	Proposed Ground Coverage	10,881.93 sqm(25.07% of Net Plot Area)
7.	Proposed FAR	1,61,623.91 sqm
8.	Non FAR Area	97,388.73 sqm
9.	Total Built Up area (7+8)	2,59,012.64 sqm
10.	Total Green Area with %	10,493.61 sqm (23.38% of Total Plot Area)
11.	Rain Water Harvesting Structure (with size)	01 Rainwater Storage Tank (Capacity: 300 KLD)
12.	Total Parking	2,210 ECS
13.	Maximum Height of the Building (m)	153.55 m
14.	Power Requirement	7,000 kVA
15.	Power Backup	06 No. of DG sets (3x1,250 kVA+2x1,010 kVA+1 x 750kVA)
16.	Total Water Requirement	653 KLD
17.	Fresh Water Requirement	433 KLD
18.	Treated Water	220 KLD
19.	Waste Water Generated	503 KLD
20.	STP Capacity	660 KLD
21.	Solid Waste Generated	3,387 kg/day
22.	Bio-degradable Waste	2,032 kg/day
23.	Organic Waste Convertor	2 units of capacity 1,100 kg each
24.	Number of Buildings	05 Residential Towers, 01 EWS, Commercial/Retail Block,

			Club/Community Hall, and Nursery cum Primary School	
25.	Stories		Max. 3B + S + 43 floors	
26.	Dwelling Units/ EWS		Residential Units: 688 EWS Units: 134 Service Population Units: 674	
27.	Population		10,300 individuals	
28.	Total Cost of the project:	i) Land Cost	Total Project Cost (i + ii + iii): ₹2,306 Cr.	
		ii)Construction Cost		
		iii) Misc. Cost		
29.	Incremental Load in respect of:		PM2.5	0.0247 µg/m^3
			PM10	0.028 µg/m^3
			SO2	0.039 µg/m^3
			NO2	0.190 µg/m^3
			CO	0.0002 µg/m^3
30.	EMP Budget		Capital cost: ₹765/- Lakhs Recurring cost: ₹285/- Lakhs Adoption of School in nearby Village: ₹153/- Lakhs Wildlife Action Plan: ₹18/- Lakhs Total EMP Budget: ₹1,221/- Lakhs	

EMP Budget (Construction Phase)

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Wastewater Treatment (Modular STP)	110.00	35.00
2	Wheel-wash Arrangement	5.00	2.00
3	Construction of Sedimentation Tanks	2.00	1.00
4	Air Pollution Control (Tarpaulin Sheets/Barricading, Water Sprinkling)	15.00	8.00
5	AQI Monitoring Sensors	1.00	0.00
6	Anti-smog Guns	20.00	10.00
7	Sanitation for Labours (Mobile Toilets/Septic Tank)	7.00	4.00
8	Environment Monitoring & Six-Monthly Compliances	-	7.50
9	Environment Management Cell	-	7.50
Total		**160.00**	**75.00**

EMP Budget (Operation Phase)

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) per annum
1	Wastewater Treatment (STP)	250.00	70.00
2	Rainwater Harvesting System	10.00	6.50
3	Acoustic Enclosures/Stack for DG sets and Energy savings	30.00	8.50
4	HVAC Acoustic Enclosures, Noise Vibration Pads	50.00	8.50
5	Solid Waste Management (Organic Waste Convertor and Waste Bins)	25.00	8.50
6	Tree plantation	240.00	100.00
7	Environment Management Cell, Environment Monitoring & Six-Monthly Compliances	-	8.00
Total		**605.00**	**210.00**

EMP Budget outside the Project Premise

Particulars	Total Cost (₹ in lakhs)
Adoption of School in nearby Village: i. Plantation & Greenbelt Development ii. Installation of RO Treatment Plant in Govt. Schools iii. Smart Classes and Tabs in Govt. Schools iv. Installation of Solar Panels in Govt. Schools v. Installation of RWH pits vi. Solid Waste Management Awareness Programs Etc.	153.0/-

Wildlife Action Plan

Activities	Total Cost (₹ in lakhs)
Plantation (Based on Miyawaki Method)	18.0/-
Construction of Feeding Platforms and Enclosures	
Putting Nest on Trees	
Awareness Generation Programmes	

EMP Budget Summary

Particulars	Cost (₹ in lakhs)
EMP Budget (Capital cost)	765.0
EMP Budget (Recurring cost)	285.0
EMP Budget for Outside the Project Premise/Adoption of School in nearby Village	153.0
Wildlife Action Plan Budget	18.0
Total	**1,221.0**

A. Specific conditions:-

1. **The project is recommended on concept basis as such in case of any change in planning, the PP will obtain fresh EC.**
2. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled/reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
3. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
4. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented throughout the operation of the project. The PP shall establish Environment monitoring cell as per documents submitted.
5. The Project Proponents would commission a third party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
6. Separate wet and dry bins must be provided in each unit and at ground level for facilitating segregation of waste. Solid Waste shall be segregated into wet garbage and inert materials. Wet Garbage shall be composted in Organic waste convertor. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The Inert waste from the project will be sent to dumping site.
7. Traffic management plan as submitted shall be implemented in letter and spirit. Apart, a detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is marinated and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habilitation being carried out or purpose to be carried out by the project or other agencies in this 05kms radius of the site in different scenarios of space and time
8. The Project Proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
9. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon foot print. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used
10. The PP shall install electric charging points for charging of electric vehicles.
11. Consent to establish/operate for the expansion project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of 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 tank.**
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 **10,493.61 sqm (23.38% of Total Plot Area) shall be provided for green area development. Out of this, Block Green Plantation has been proposed over an area measuring 5,385.60 sqm, which is 12% of the Total Plot Area**
35. **01 Rain Water Harvesting Recharge Tank shall be provided for reutilization of ground water.**
36. **The PP shall install required number of Anti Smog Guns at the project site as per the requirement of HSPCB.**
37. **The PP shall install Solar Photovoltaic Panels of capacity approx. 250 kW in the project premises, which is approx. 3% of the total power load.**
38. 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.

1. <u>Statutory compliance</u>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.4 The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the

Regional Office, MoEF&CC along with six monthly Monitoring reports.

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

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

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

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

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

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

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

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

3.13 All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

4. <u>Noise monitoring and prevention</u>

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

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

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

5. Energy Conservation measures

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

5.2 Outdoor and common area lighting shall be LED.

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

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

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

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

6. Waste Management

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

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

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

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

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

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

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

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

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

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

7. Green Cover

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

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

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

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

plantation of the proposed vegetation on site.

8. Transport

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

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

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

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

9. Human health issues

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

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

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

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

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

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

Corporate Environment Responsibility

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

9.8 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or 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.

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

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

10. Miscellaneous

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

10.2 Environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to

display the same for 30 days from the date of receipt.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

Earlier, the case was taken up during the 192nd meeting of SEIAA held on 30.12.2024. The project proponent appeared before the Authority and presented its case. The Authority observed that a complaint was received via email dated 29.12,2024 and the Hon'ble Chairman SEIAA to direct to Member Secretary, SEIAA Haryana to visit the site and submit report. The Authority further made observations regarding revised green area plan so as to maintain 12% of total plot area as block plantation and for revision of EMP. After deliberation, the Authority decided to defer this case

The case was again taken up during the 195th meeting of SEIAA held on 28.01.2025. The Project Proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation and for revision of EMP. In this regard, the project proponent submitted reply on 28.01.2025 as under:

1. Total green area of the project is 10,493.61 sqm (Approx. 23.38% of total plot area)in which block plantation area is 5,385.6 sqm (12% of the total plot area)
2. Revised EMP was also submitted by the project proponent

Table 1 - EMP Budget during Construction Phase

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Wastewater Treatment (Modular STP)	100.00	30.00
2	Wheel-wash Arrangement	5.00	2.00
3	Construction of Sedimentation Tanks	3.00	1.00
4	Air Pollution Control (Tarpaulin Sheets/Barricading, Water Sprinkling)	15.00	8.00
5	AQI Monitoring Sensors	1.00	0.00
6	Anti-smog Guns	20.00	10.00
7	Noise Pollution Control (Maintenance of Machinery)	9.00	5.00
8	Sanitation for Labours (Mobile Toilets/Septic Tank)	7.00	4.00
9	Environment Monitoring & Six-Monthly Compliances	-	7.50
10	Environment Management Cell	-	7.50
Total		**160.00**	**75.00**

Table 2 - EMP Budget during Operation Phase

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost(₹ in lakhs) per annum
1	Wastewater Treatment (STP)	250.00	60.00
2	Rainwater Harvesting System	10.00	6.50
3	Acoustic Enclosures/Stack for DG sets and Energy savings	30.00	8.50
4	HVAC Acoustic Enclosures, Noise Vibration Pads	50.00	8.50
5	Solid Waste Management (Organic Waste Convertor and Waste Bins)	25.00	8.50
6	Tree Plantation	240.00	110.00
7	Environment Management Cell, Environment Monitoring & Six-Monthly Compliances	-	8.00
Total		**605.00**	**210.00**

Table 3 - EMP Budget outside of the Project Site(CER)

Activities	Cost (₹) - in Lakhs
Infrastructural Development of Govt. School in nearby Village	153.00
Budget for Wildlife Action Plan	18.00
Total	**171.00**

Table 4 - Total EMP Budget

Component		Capital Cost	Recurring cost
Construction Phase		**160.00**	**75.00**
Operation Phase		**605.00**	**210.00**
EMP Budget (Outside Project Premise)	Infrastructural Development of Govt. School in nearby Village	**153.00**	
	Wildlife Action Plan	**18.00**	
Total		**936.00**	**285.00**

The Authority reviewed the report of the Member Secretary regarding the complaint of construction before Environment Clearance and saw the visuals of project site. It took note of the violation and decided to impose a penalty of Rs. 10.00 Lakh.

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to **M/s Pratham Realtors Pvt. Ltd., Welfare Developers Pvt. Ltd., Sh. Aman Kataria S/o Sh. Rajbir and Sh. Rajbir S/o Ramanand, Newage Infraprojects Pvt. Ltd. in collaboration with M/s Hero Realty Pvt. Ltd. (as per Land License No.199 of 2023 dated 05.10.2023 valid upto 04.10.2028 issued vide Endst No. LC-5104/PA(VA)-2023/33337 dated 06.10.2023 and Licence No.15 of 2024 dated 30.01.2024 valid upto 29.01.2029 issued vide Endst No.LC-5104-B-PA(VA)-2024/3580 dated 31.01.2024)** under category 8(b) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The project proponent will instal DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.
2. The project proponent will undertake prescribed mitigation measures during the construction period.
3. The project proponent will adopt a nearby government school for improvement of infrastructure with a CER budget of Rs. 153 lakhs.
4. The Project proponent hereby directed to deposit within a month the amount of Rs. 10,00,000/- towards Penalty in the separate accounts maintained by Haryana State Pollution Control Board, in accordance with the directions issued by MOEF & CC, GOI vide Office Memorandum No. F. No. IA3-22/30/2022-IA. III (182415) dated 28.07.2022.

Item No. 195.03
Dated : 28.01.2025

Environment Clearance for proposed Industrial Building Project at Plot No. 286- 289, Sector - 3, Phase - 2, IMT Bawal, Haryana by M/s EGLO India Production Private Limited

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/507513/2024 dated 04.12.2024**for obtaining under **Environment Clearance** Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 505852 dated 01.12.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **307th meeting held on 20.12.2024**. 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 24.12.2024 along with an affidavit.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environment Clearance to M/s EGLO India Production Pvt. Ltd. as per Re-allotment letter No. HSIIDC/IMT/16/4398 dated 09.02.2016 issued by HSIIDC, Haryana**.

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

Table 1 – Basic Detail

Name of the Project: Industrial Building Project at Plot No. 286-289, Sector - 3, Phase - 2, IMT Bawal, Haryana. M/s EGLO India Production Pvt. Ltd.			
S. No.	**Particulars**		**Details**
1.	Online Proposal Number		SIA/HR/INFRA2/507513/2024
2.	Latitude		28° 6'56.29"N
3.	Longitude		76°36'7.27"E
4.	Total Plot Area		65,169.00 sqm
5.	Proposed Ground Coverage		31,190.13 sqm(47.86% of Plot Area)
6.	Proposed FAR		83,722.55 sqm
7.	Non FAR Area		579.43 sqm
8.	Total Built Up area (7+8)		84,301.98 sqm
9.	Total Green Area with %		9,775.00 sqm (15% of Plot Area)
10.	Rain Water Harvesting Structure (with size)		08 RWH pits
11.	Total Parking		283 ECS
12.	Maximum Height of the Building (m)		20.1 m
13.	Power Requirement		2,200 KW
14.	Power Backup		04 No. of DG sets (1250 kVA + 2 x 1010 kVA + 625 kVA)
15.	Total Water Requirement		280 KLD
16.	Fresh Water Requirement		180 KLD
17.	Treated Water		100 KLD
18.	Waste Water Generated		222 KLD
19.	STP Capacity		150 KLD
20.	ETP Capacity		150 KLD
21.	Solid Waste Generated		855 kg/day
22.	Bio-degradable Waste		500 kg/day
23.	Organic Waste Convertor		1 units (500 kg/day)
24.	Number of Buildings		5 Blocks (A, B, C, D, I) + Other Ancillary Block (E, F, G, H)
25.	Stories		Max. G + 3 Floor
26.	Population		2,990 individuals
27.	Total Cost of the project:	i) Land Cost	Total Project Cost (i + ii + iii): ₹282.85 Cr.
		ii)Construction Cost	

		iii) Misc. Cost		
28.	Incremental Load in respect of:		PM2.5	0.185 µg/m^3
			PM10	0.460 µg/m^3
			SO2	0.627 µg/m^3
			NO2	3.019 µg/m^3
			CO	0.002116 mg/m^3
29.	EMP Budget		Incurred Cost : ₹ 377/- Lakhs Capital cost: ₹ 23/- Lakhs Recurring cost: ₹65/- Lakhs Outside the project site: ₹ 100/- Lakhs Total EMP Budget: ₹ 565/- Lakhs	

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)	3	1
2	Anti-smog gun	10	2
3	Noise Pollution Control (Maintenance of machinery)	3	2
4	Waste management	2	1
5	Environment monitoring & Six-Monthly compliances	-	4
6	Environment Management Cell		20
	Total	**18/-**	**30/-**

EMP Budget during Operation Phase

S. No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost (₹ in Lakhs) per annum
1	Wastewater treatment (STP and ETP)	0	5
2	Rain water Harvesting system	0	3
3	Acoustic enclosure/stack for DG sets and Energy savings	0	4
4	Solid Waste Management (Organic Waste Convertor and Waste Bins)	0	3
5	Tree Plantation	5	5
6	Environment Management cell, Environment monitoring & Six-Monthly compliances	-	15
	Total	**5/-**	**35/-**

EMP Budget Outside the Project Premise

Activities	Total cost (in Lakhs)
Adoption of Government school in nearby village 1. Installation of smart classes 2. Installation of Solar Lighting 3.Installation of RO Treatment plant, etc. 4. Toilets construction 5.Book distribution	50/-
Budget for Aravali Safari Project	25/-
Budget for Green Wall Project	25/-
Total	**100/-**

EMP Budget Summary

Particulars	Cost (₹ in lakhs)
EMP Budget (Incurred Cost)	377.00
EMP Budget (Capital cost)	23.00
EMP Budget (Recurring cost)	65.00
EMP Budget (outside the project site)	100.00
Total	**565.00**

A. Specific conditions:-

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

21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
23. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
24. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
25. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
26. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
27. As proposed **9,775.00 sqm (15% of Plot Area)** shall be provided for **green area development,** Out of which, an area measuring **7,603.786 sqm (approx. 12% of total plot area)** will be developed as **Block Green Plantation,.**
28. **08 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
29. **The PP shall increase capacity of solar Panel from 1500 kW to 2000 kW.**
30. The PP shall carry out **plantation of saplings** in the proposed green area as a part of the tree **plantation campaign "Ek Ped Maa Ke Naam"** and shall upload the details of the same in the **MeriLiFE Portal (http://merilife.nic.in)**
31. The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
32. The PP shall register themselves on https://dustapphspcb.comportal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Standard Conditions

1. <u>Statutory compliance</u>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

upwind and downwind directions during the construction period.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Competent Authority.

3.13 All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

4. Noise monitoring and prevention

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

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

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

5. Energy Conservation measures

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

5.2 Outdoor and common area lighting shall be LED.

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

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

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

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

6. Waste Management

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

6.2 Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of

people, only in approved sites with the approval of competent authority.

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

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

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

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

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

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

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

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

7. Green Cover

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

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

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

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

8. Transport

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

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

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

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

9. Human health issues

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

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

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

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

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

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

Corporate Environment Responsibility

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

9.8 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or 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.

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

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

10. Miscellaneous

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

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

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

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

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

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

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

10.8 The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as

amended subsequently and put on the website of the company.

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

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

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

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

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

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

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

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

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

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 195th meeting of SEIAA held on 28.01.2025. The project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation, for revision of EMP, revised OWC capacity and also submit the details of water requirement, wastewater generation and treatment in the project on the basis of shift of the staff. In this regard, the project proponent submitted reply on 03.02.2025 as under:

1. Total green area of the project is 9,775.00 sqm (15% of total plot area) in which block plantation requirement is 7820.28 sqm (12 % of total plot area).
2. Two OWCs with capacity of 300 kg/day and 200 kg/day will be installed at project site.
3. The details of water requirement, wastewater generation and treatment in the project on the basis of shift of the staff submitted by the project proponent.
3. Revised EMP was also submitted by the project proponent.

Table 1.1 - EMP Budget during Construction Phase

S. No.	Component	Incurred Cost (₹ in Lakhs)	Capital Cost (₹ in Lakhs)	Recurring Cost(₹ in Lakhs) per annum
1	Air Pollution Control (tarpaulin sheets/ barricading, wheel washing, water sprinkling)	20.00	3.00	1.00
2	Anti-smog gun	15.00	7.00	2.00
3	Noise Pollution Control (Maintenance of machinery)	8.00	3.00	2.00
4	Waste management, Mobile Toilet, Septic Tank etc.	7.00	2.00	1.00
5	Environment Management cell,	5.00	-	10.00

	Environment monitoring & Six-Monthly compliances			
Total		**55.00**	**15.00**	**16.00**

Table 1.2 - EMP Budget during Operation Phase

S. No.	Component	Incurred Cost(₹ in Lakhs)	Capital Cost (₹ in Lakhs)	Recurring Cost(₹ in Lakhs) per annum
1	Wastewater treatment (STP and ETP)	195.00	15.00	4.00
2	Rain water Harvesting system	25.00	0	3.00
3	Solid Waste Management (Organic Waste Convertor and Waste Bins)	0.00	15.00	2.00
4	Tree Plantation	45.00	10.00	5.00
5	Environment Management cell, Environment monitoring & Six-Monthly compliances	15.00	-	20.00
Total		**280.00**	**40.00**	**34.00**

Table 1.3 - EMP Budget for outside the project site(CER)

S. No.	Activities	Budget allocation (financial year)	Total cost (in Lakhs)
1	Adoption of Government school in nearby village	2026-2027	75.00
2	Budget for Aravali Safari Project	2027-2029	25.00
3	Budget for Green Wall Project	2027-2029	25.00
	Total		**125.00**

Note:
M/s EGLO India Production Pvt. Ltd. is an Austria-based company that follows the calendar year for its financial year (January to December). Accordingly, the budget allocation for the upcoming year will be circulated in line with this timing. Therefore, the activities mentioned above will be considered under a separate financial year starting from 2026 onward.

Table 1.4 - EMP Budget Summary

Component		Capital Cost	Recurring cost
Incurred Cost(Construction + Operation)		**335.00**	**0.00**
Construction Phase		**15.00**	**16.00**
Operation Phase		**40.00**	**34.00**
EMP Budget outside Project Site	Infrastructural Development of Govt. School in nearby Village	**75.00**	
	Budget for Aravali Safari Project	**25.00**	
	Budget for Green Wall Project	**25.00**	
Total		**460.00**	**50.00**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to M/s Eglo India Production Private Limited as per re-allotment letter No. HSIIDC/IMT/16/4398 dated 09.02.2016 issued by HSIIDC, Haryana under category 8(a) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The project proponent will instal DG sets for the project as per latest Guidelines of GRAP, NCAP & CPCB.
2. The project proponent will undertake prescribed mitigation measures during the construction period.
3. The project proponent will adopt nearby government school for improvement of infrastructure with a CER budget of Rs.75.00 lakhs.

Item No. 195.04
Dated : 28.01.2025

Environment Clearance for proposed Revision and Expansion of Mixed Use Development project at Sector 72, Gurgaon, Haryana by M/s Gurgaon Realtech Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/493104/2024 dated 06.12.2024**for obtaining under **Environment Clearance for Revision and Expansion** Category **8(b)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 528872 dated 18.06.2024** paid during ToR. The ToR was granted to the project vide proposal No. SIA/HR/INFRA2/470345/2024 on dated 09.08.2024.

Appraisal & Recommendations of SEAC:

The case was taken up in **307th meeting held on 20.12.2024.** 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 24.12.2024 along with an affidavit.

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

M/s Gurgaon Realtech Ltd. as per Zoning Plan issued vide DRG No.10014 dated 09.02.2024 issued by DTCP, Haryana

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

Table 1 – Basic Detail

Name of the Project: EC for proposed Revision and Expansion of Mixed Use Development project at Sector 72, Gurgaon, Haryana by M/s Gurgaon Realtech Limited				
S.No.	**Particulars**	**Sanctioned in EC**	**Revision/ Expansion**	**Total Proposed**
1.	Online Proposal no.	SIA/HR/INFRA2/493104/2024		
2.	Latitude	28°24'7.73"N		
3.	Longitude	77° 2'17.02"E		
4.	Total Plot area	31970.11 sqm		
5.	Ground Coverage Area	12788.04 sqm	6394.02 sqm	19182.07 sqm
6.	FAR Area	1,11,767 sqm	5,678.39 sqm	1,17,445.39 sqm
7.	Non-FAR	62,757 sqm	16,194.69 sqm	78,951.69 sqm
8.	Total Built Up area	1,74,524 sqm	21,873.08 sqm	1,96,397.08 sqm
9.	Total Green Area with Percentage	7,993.08 sqm	1,836.34 sqm	7,434.66 sqm (23.26 % of plot area) + 2394.76 sqm (additional land) = **9,829.42 sqm**
10.	STP Capacity	735 KLD (MBR Technology)		
11.	Total Parking (ECS)	2110	-190	1920
12.	Total Population	18,277	960	19,237
13.	Power Requirement KW)	8,871	1,678	10,741.96
14.	Power Backup	10,000 kVA (5 X 2,000 kVA)		
15.	Rain Water Harvesting System	12 RWH pits		
16.	Total Water Requirement(KLD)	676	191	867
17.	Fresh Water Requirement (KLD)	340	22	362
18.	Total treated Water(KLD)	336	169	505
19.	Waste WaterGenerated(KLD	527	36	563

20.	Solid Waste Generated	3780 kg/day		
21.	Bio-degradable Waste	1480 kg/day		
22.	Organic Waste Convertor	1 unit 500 kg/day is installed at site and 1000 kg/day has been proposed		
23.	Maximum height	82.35 m	107.5 m	
24.	Buildings	Tower A (3B+GF+11 Floors), Tower B (3B+GF +13 Floors), Block D (GF) and Block E (GF) Tower C (3B + GF + 18)	Tower C (3B + G + 21)	Tower A (3B+GF+11 Floors), Tower B (3B+G +13 Floors), Block D (GF) and Block E (GF) Tower C (3B + GF+21)
25.	Stories	3B + GF + 18 floors	Increased 3 floors	3B + GF + 21 floors
26.	Total Cost of the project(Cr)	553.4	422	975.40
27.	CER (lakhs)	100/-		
28.	EMP Budget(lakhs)	592.4 /-	375/-	967.4/-
29.	Incremental Load in respect of:	PM2.5	0.055 µg/m^3	
		PM10	0.141 µg/m^3	
		SO2	0.198 µg/m^3	
		NO2	0.946 µg/m^3	
		CO	0.000655 mg/m^3	

Table 1: EMP Budget during Construction Phase (Expansion part)

S.No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost(₹ in Lakhs) per annum
1	EMP cost of Construction phase (green net, tarpaulin cover to cover the construction material)	20	0.5
2	Dust Mitigation measures (Barricading Anti-Smog Guns, AQM Sensors Sprinkling, PTZ camera etc.)	36	3
3	Noise Pollution Control (Maintenance of machinery)	40	0.5
4	Environment monitoring & Six-Monthly compliances	-	20
5	Environment Management Cell	-	10
Total		**96**	**34**

Table 2: EMP Budget during Operation Phase (Expansion part)

S. No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) per annum
1	Wastewater treatment (STP)	-	30
2	Rain water Harvesting system	-	10
3	Solid Waste Management (Organic Waste Convertor and Waste Bins)	20	10
4	Tree plantation	30	15
5	Environment Management cell, Environment monitoring & Six-Monthly compliances	-	30
Total		**50**	**95**

Table 3: EMP Budget outside the project boundary

Activities	Total cost (in Lakhs)
Adoption of Government school in nearby village 1. Installation of smart classes 2. Installation of Solar Lighting 3. Installation of RO Treatment plant, etc. 4. Toilets construction 5. Book distribution	50
Budget for Aravali Safari Project	25
Budget for Aravali Green Wall Project	25
Total	**100**

Table 4: EMP Budget Summary

Particulars	Cost (₹) in lakhs
EMP Budget (Capital cost)	146

EMP budget (Recurring cost)	129
EMP budget for nearby area/ outside the project boundary	100
EMP budget for expansion part**(A)**	**375**
Already incurred cost **(B)**	**592.4**
Total EMP Budget (A+B)	**967.4**

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. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.

18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH Pits.**
20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
26. The minimum growth of trees should be 03 meters with sufficient canopy.
27. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
28. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
29. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
30. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
31. Water intensive and/or invasive species should not be used for landscaping.
32. As proposed **9829.42 m2 (30.74%of total plot area**) shall be provided for green area development and total area under block green plantation shall be **4201.62 sq.m.(13.14% of total plot area**)
33. **12 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
34. The PP shall provide the **Solar Panel** capacity as per **HAREDA norms**.
35. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
36. The PP shall carry out **plantation of saplings** in the proposed green area as a part of the tree **plantation campaign "Ek Ped Maa Ke Naam"** and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)
37. The PP shall get project **electrification plan approved** from the competent authority before operation of the project.
38. The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

1. <u>Statutory compliance</u>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.8 Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators

etc) for water conservation shall be incorporated in the building plan.

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

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

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

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

3.13 All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

4. Noise monitoring and prevention

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

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

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

5. Energy Conservation measures

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

5.2 Outdoor and common area lighting shall be LED.

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

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

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

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

6. Waste Management

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

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

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

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

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

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

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

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

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

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

7. Green Cover

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

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

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

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

8. Transport

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

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

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

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

9. Human health issues

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

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

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

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

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

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

Corporate Environment Responsibility

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

9.8 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or 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.

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

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

10. Miscellaneous

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

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

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

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

10.5 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the

board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

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

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

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

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

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

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

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

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

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

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

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

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

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 195th meeting of SEIAA held on 28.01.2025. The project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation and for revision of EMP. In this regard the project proponent submitted reply on 30.01.2025 as under:

1. Total green area of the project is 9829.42 sqm (Approx. 30.74 % of plot area) of this, 7434.66 sqm area inside the project site of which 1806.86 sqm is for block plantation and an area 2394.76 sqm provided outside the project site for block plantation. The total block plantation area for the project is 4201.62 sqm. (13.14 % of Plot Area).
2. Revised EMP was also submitted by the project proponent.

Table 1 - EMP Budget during Construction Phase(Expansion part)

S.No.	Component	Capital Cost (₹ in Lakhs)	Recurring Cost(₹ in Lakhs) per annum
1	EMP cost of Construction phase (green net, tarpaulin cover to cover the construction material)	20.00	0.50

2	Dust Mitigation measures (Barricading Anti-Smog Guns, AQM Sensors Sprinkling, PTZ camera etc.)	36.00	3.00
3	Noise Pollution Control (Maintenance of machinery)	40.00	0.50
4	Environment monitoring & Six-Monthly compliances	-	20.00
5	Environment Management Cell	-	10.00
Total		**96.00**	**34.00**

Table 2 - EMP Budget during Operation Phase (Expansion part)

S.No.	Component	Capital Cost (₹ in lakhs)	Recurring Cost (₹ in lakhs) per annum
1	Wastewater treatment (STP)	-	30.00
2	Rain water Harvesting system	-	10.00
3	Solid Waste Management (Organic Waste Convertor and Waste Bins)	20.00	10.00
4	Tree plantation	30.00	15.00
5	Environment Management cell, Environment monitoring & Six-Monthly compliances	-	30.00
Total		**50.00**	**95.00**

Table 3 - EMP Budget outside the Project Site

Activities	Total cost (in Lakhs)
Adoption & Infrastructural Development of Govt. School in nearby Village	75.00
Budget for Aravali Safari Project	25.00
Budget for Green Wall Project	25.00
Total	**125.00**

Table 4 - EMP Budget Summary

Component		Capital Cost	Recurring cost
Already incurred cost		592.40	
Construction Phase		96.00	34.00
Operation Phase		50.00	95.00
EMP Budget outside Project Site	Infrastructural Development of Govt. School in nearby Village	75.00	
	Budget for Aravali Safari Project	25.00	
	Budget for Green Wall Project	25.00	
Total		**863.40**	**129.00**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to M/s Gurgaon Realtech Ltd. as per zoning plan issued vide drgno.10014 dated 09.02.2024 issued by DTCP, Haryana under category 8(b) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The project proponent will submit valid licence details within three months.
2. The project proponent will instal DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
3. The project proponent will undertake prescribed mitigation measures during the construction period.
4. The project proponent will adopt a nearby government school for improvement of infrastructure with a CER budget of Rs.75.00 Lakhs
5. The project proponent will not restrict the access of public to the revenue rasta running through the project site as a public thoroughfare.

Item No. 195.05
Dated :28.01.2025

Environment Clearance for proposed Revision & Expansion of Mix Land Use Colony (Residential 90% and Commercial 10%) Project Under TOD Policy Dated 09.02.2016 in the Revenue Estate of Village Hayatpur, Sector-84, Gurugram Manesar Urban Complex, District Gurugram, Haryana by M/s Forever Buildtech Private Limited

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/514022/2024 dated 10.12.2024** for obtaining under **Environment Clearance for Revision and Expansion** Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 012398 dated 04.12.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **307th meeting held on 20.12.2024**. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP replied vide letter dated 27.12.2024 alongwith an affidavit of even date.

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

1. **Sh. Ram Kumar @ Ram Kawar S/o Sh. Shoram**
2. **Sh. Jagdish Yadav**
3. **Sh. Naresh Kumar**
4. **Sh. Mukesh Kumar Yadav**
5. **Sh. Raj Kumar S/o Sh. Balbir Singh**
6. **Sh. Rakesh Kumar S/o Sh. Balbir Singh in collaboration with M/s Forever Buildtech Pvt. Ltd. as per License No.49 of 2024, dated 14.03.2024 (valid upto 13.03.2029), issued vide Endst. No.LC-5260/Asstt (RK)/2024/9553 dated 14.03.2024 by DTCP, Haryana.**

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

Table 1 – Basic Detail

Name of the Project: Revision & Expansion Mix Land Use Colony (Residential 90% and Commercial 10%) Project under TOD Policy dated 09.02.2016 is to be developed at Village Hayatpur, Sector-84, Gurugram Manesar Urban Complex, District Gurugram, Haryana by M/s Forever Buildtech Private Limited				
Sr. No.	**Particulars**	**Existing**	**Expansion**	**Total Area (in M^2)**
	Online Project Proposal Number	SIA/HR/INFRA2/514022/2024		
1.	Latitude	28°24'52.42"N		
2.	Longitude	76°57'43.04"E		
3.	Plot Area	18,969.64 m^2	-0.031 m^2	18,969.609 m^2
4.	Net Plot Area	--	--	--
5.	Proposed Ground Coverage	10433.30 m^2	-2,330.38 m^2	8,102.920 m^2
6.	Proposed FAR (including Community + Creche)	68,661.10m^2	-563.892 m^2	68,097.208 m^2
7.	Non FAR Area	61,838.9m^2	+4,487.226 m^2	66,326.126 m^2
8.	Total Built Up area	1,30,500 m^2	+3,923.334 m^2	1,34,423.334 m^2
9.	Total Green Area with Percentage	(@20.0 % plot area) 3,793.928 m^2	+0.772 m^2	(@20.0 % plot area) 3,794.700 m^2
10.	Rain Water Harvesting Pits	5	--	5
11.	STP Capacity	235 KLD	--	235 KLD
12.	Total Parking	780 ECS	+253 ECS	1,033 ECS
13.	Organic Waste Converter	1	1	2

14.	Maximum Height of the Building (m)		183 m (G+43)	+8.5 m	191.5 m (G+45)
15.	Power Requirement (kW)		2,500 KW	--	2,500 KW
16.	Power Backup		4 nos. of DG sets of total power 3,250 kVA (2 nos. x 1000 kVA, 1 no. x 750 kVA and 1 no. x500kVA)	--	4 nos. of DG sets of total power 3,250 kVA (2 nos. x 1000 kVA, 1 no. x 750 kVA and 1 no. x500kVA)
17.	Total Water Requirement		245 KLD	--	245 KLD
18.	Domestic Water Requirement		226 KLD	-3 KLD	223 KLD
19.	Fresh Water Requirement		162 KLD	-2 KLD	160 KLD
20.	Treated Water		175 KLD	-3 KLD	172 KLD
21.	Waste Water Generated		194 KLD	-3 KLD	191 KLD
22.	Solid Waste Generated		1,411 kg/day	-18 kg/day	1,393 kg/day
23.	Biodegradable Waste		846.6 kg/day	-10.8 kg/day	835.8 kg/day
24.	Number of Towers		2 Residential Towers and 1 EWS Building 1 Commercial Tower	+1 Commercial Tower	2 Residential Towers, 1 EWS Building, and 2 Commercial Tower
25.	Dwelling Units/ EWS		367	--	367
26.	Salable Units		--	--	--
27.	Basement		3	--	3
28.	Community Center		--	--	--
29.	Stories		3B+G+43	+2	3B+G+45
30.	R+U Value of Material used (Glass)		The project will involve limited use of clear & tinted glass having U-value less than 3.11w/m^2-°C.	--	The project will involve limited use of clear & tinted glass having U-value less than 3.11w/m^2-°C.
31.	Total Cost of the project:	i) Land Cost ii) Construction Cost	INR 673.32 Crore	--	INR 673.32 Crore
32.	EMP Budget	i) Capital Cost ii) Recurring Cost	Capital Cost : Rs. 337 lacs Recurring Cost:Rs. 35 lacs		Capital Cost:Rs. 337 lacs Recurring Cost:Rs.35 lacs
33.	Incremental Load in respect of:		PM 2.5	--	0.018 µg/m³
			PM 10	--	0.027 µg/m³
			SO_2	--	0.004 µg/m³
			NO_2	--	1.289 µg/m³
			CO	--	0.493 µg/m³
34.	Status of Construction		We have obtained EC earlier. There is no construction has been started yet.		
35.	Construction Phase:	Power Back-up	100 kW	-	100 kW
		Water Requirement & Source	50 KL & STP treated water through Private water tankers	--	50 KL & STP treated water through Private water tankers
		STP (Modular)	1	--	1
		Anti-Smog Gun	2	--	2

Table 2 – EMP Budget

During Construction Phase		
Component	**Capital Cost (INR LAKH)**	**Recurring Cost (INR Lakh/YR)**
Labor Sanitation & Wastewater Management	15.0	4.0
Dust Mitigation Measures Including site barricading, water sprinkling & anti-smog gun)	10.0	2.5

Storm Water Management (temporary drains & sedimentation basin)	8.0	2.5
Solid Waste Management	5.0	2.0
Total	**38**	**11.0**

During Operation Phase		
Component	**CapitalCost (INR Lakh)**	**RecurringCost (INR Lakh/YR)**
Sewage Treatment Plant	95	8
Rainwater Harvesting System	8.0	2
Solid Waste Management	8.0	2
Environmental Monitoring	22.0	4
Green Area/Landscape Area	25.0	4
Others(Energy saving devices, miscellaneous)	36.0	4
Sub-Total	**194**	**24**
CER		
Aravali Safari and Aravali Green Wall Fund	20	
Government Senior Secondary School, Kherki Daula. • Complete makeover • Construction of toilets • Installation of Solar Panels • Painting of School Building • Replacement of door sand windows • Energy efficient lighting • Smart Classroom equipment	60	
Fund allocated for Wildlife Conservation ➢ Plantation of tress ➢ Digging of Ponds. ➢ Construction of feeding Platforms and enclosure. ➢ Awareness generation ➢ Putting artificial nest son tress	**25**	
Total	**337.0**	**35**

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 firefighting 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. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH Pits.**
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
23. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
24. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
25. The minimum growth of trees should be 03 meters with sufficient canopy.
26. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
27. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
28. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
29. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
30. Water intensive and/or invasive species should not be used for landscaping.
31. As proposed **3,794.700 m^2(@20.0% plot area)**shall be provided for green area development**.**
32. **05 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
33. The PP shall provide the **Solar Panel** capacity as per **HAREDA norms.**
34. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
35. The PP shall carry out **plantation of saplings** in the proposed green area as a part of the tree **plantation campaign "Ek Ped Maa Ke Naam"** and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)
36. The PP shall get project **electrification plan approved** from the competent authority before operation of the project.

37. The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

1. Statutory compliance

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

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

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

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

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

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

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

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

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

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

2. Air quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

Central Pollution Control Board (CPCB) norms.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.13 All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

3.21 Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed

as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise monitoring and prevention

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

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

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

5. Energy Conservation measures

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

5.2 Outdoor and common area lighting shall be LED.

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

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

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

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

6. Waste Management

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

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

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

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

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

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

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

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

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

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

7. Green Cover

7.1 No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth

and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

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

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

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

8. Transport

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

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

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

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

9. Human health issues

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

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

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

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

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

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

Corporate Environment Responsibility

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

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

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

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

10. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 195th meeting of SEIAA held on 28.01.2025. The project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12% of total plot area as a block plantation, for revision of EMP, revised calculation of OWC and also to provide 05 EV charging points in basement parking. In this regard, the project proponent submitted reply on 28.01.2025 as under:

1. Total green area of the project will be 3,794.700 sqm (20 % of plot area) in which block plantation area is 1914 sqm. (10.09 % of plot area).
2. Two OWCs with capacity of 2*500 kg/day will be installed at project site.
3. The project proponent will provide 05 EV charging points in basement parking.
4. Revised EMP was also submitted by the project proponent;

Table 1.1 - EMP Budget during Construction Phase

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/YR)
Dust Mitigation Measures Including site barricading, water sprinkling & anti-smog gun)	16.00	4.50
Storm Water Management (temporary drains & sedimentation basin)	12.00	3.50
Solid Waste Management	10.00	3.00
Total	**38.00**	**11.00**

Table 1.2 - EMP Budget during Operation Phase

Component	Capital Cost (INR LAKH)	Recurring COST (INR Lakh/YR)
Sewage Treatment Plant	95.00	10.00
Rainwater Harvesting System	8.00	2.00
Solid Waste Management	8.00	2.00
Environmental Monitoring	22.00	5.00
Plantations	25.00	5.00
Total	**158.00**	**24.00**

Table 1.3 - Budget outside the Project Site(CER)

Component	Cost (INR Lakh/YR)
Aravali Safari and Aravali Green Wall Fund	20.00
Infrastructure Development of Government Senior Secondary School, Kherki Daula.	96.00
Fund allocated for Wildlife Conservation ➢ Plantation of tress ➢ Digging of Ponds. ➢ Construction of feeding Platforms and enclosure. ➢ Awareness generation ➢ Putting artificial nest son tress	25.00
Total	**141.00**

Table 1.1 - Total EMP Budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase	38.00	11.00
During Operation Phase	158.00	24.00
Budget for the nearby Government School for	96.00	--

improvement of infrastructure		
Aravali Safari and Aravali Green Wall Fund	20.00	--
Budget for Wildlife Conservation	25.00	--
Total	**337.00**	**35.00**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to

1. Sh. Ram Kumar alias Ram Kawar S/o Sh. Shoram
2. Sh. JagdishYadav S/o Sh. Balbir Singh
3. Sh. Naresh Kumar S/o Sh. Balbir Singh
4. Sh. Mukesh Kumar Yadav S/o Sh. Balbir Singh
5. Sh. Raj Kumar S/o Sh. Balbir Singh
6. Sh. Rakesh Kumar S/o Sh. Balbir Singh in collaboration with M/s Forever Buildtech Pvt. Ltd. as per License No.49 of 2024, dated 14.03.2024 (valid upto 13.03.2029), issued vide Endst. No.LC-5260/Asstt (RK)/2024/9553 dated 14.03.2024 by DTCP, Haryana under category 8(a) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The project proponent will instal DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
2. The project proponent will undertake prescribed mitigation measures during the construction period.
3. The project proponent will adopt a nearby government school for improvement of infrastructure with a CER budget of Rs. 96.00 lakhs.
4. The project proponent will not restrict the access of public to the revenue rasta running through the project site as a public thoroughfare.

Item No. 195.06
Dated : 28.01.205

Environment Clearance for proposed Industrial Plotted Colony at Village Shidrawali, Tehsil-Manesar, District-Gurugram, Haryana by M/s Signatureglobal Business Park Private Limited

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/496874/2024dated 16.09.2024**for obtaining under **Environment Clearance** Category **8(b)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No.201709 dated 16.08.2024** during ToR. The ToR is granted to the project on 10.09.2024.

Appraisal & Recommendations of SEAC:

The case was taken up in **307th meeting held on 20.12.2024.** The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 27.12.2024.

After deliberations, the committee was of the unanimous view that this case be recommended to the SEIAA for granting **Environmental Clearance** under EIA Notification dated 14.9.2006 issued by the Ministry of Environment and Forest, Government of India to **M/s Sungold Heights and Developers LLP in collaboration with M/s Signatureglobal (India) Limited as per License No.104 of 2024, dated 01.08.2024 (valid upto 31.07.2029), issued vide Endst. No.LC-5139/Asstt (MS)/2024/24309 dated 01.08.2024 by DTCP, Haryana.**

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

Table 1 – Basic Detail

Name of the Project: Industrial Plotted Colony Project located at Village-Shidrawali, Tehsil Manesar, District- Gurugram, Haryana by M/s Signatureglobal India Limited		
S.No.	**Particulars**	
1.	Online Proposal Number	SIA/HR/INFRA2/496874/2024
2.	Latitude	28° 14’ 46.93’ N
3.	Longitude	76° 49’ 29.40’ E
4.	Plot Area	5,49,258.716 m^2
5.	Net Planned Area	5,26,513.219 m^2
6.	Net Plot Area	5,32,029.859 m^2
7.	Proposed FAR	5,78,220.453m^2
8.	Non FAR Area	57,822.045 m^2
9.	Total Built Up area	6,36,042.498 m^2
10.	Total Green Area with %	1,05,302.64 m^2 (20% of plot area)
11.	Rain Water Harvesting Pits (with size)	65 RWH pits (Diameter -2.5m, & Depth 4m)
12.	STP Capacity	3060 KLD (500 KLD +1410 KLD +1150 KLD) • **STP 1 [For Residential plots (Type 1)]:** 500KLD • **STP 2 [For Residential plots (Type 2), Community buildings, & Commercial buildings]:** 1410 KLD **STP 3 [For Industrial plot]:**1150 KLD
13.	Total Parking	For plotted development the parking shall be within the plots by the individual plot owners.
14.	Organic Waste Converter	3
15.	Power Requirement	12,883 kW
16.	Power Backup	2no. of DG set of total capacity 1100kVA for Commercial Facility which includes 1 x 750kVA +1x 350 kVA and 2no. of DG set of total capacity 1750 kVA for Common Services which includes 1 x 750kVA +1x 1000 kVA

17.	Total Water Requirement		3,221 KLD
18.	Domestic Water Requirement		2905 KLD • Domestic Water for Residential plots (Type 1) = **458 KLD** • Total Domestic Water for Residential plots (Type 2), Community buildings & Commercial Buildings = **1375 KLD** Total Domestic Water for Industrial Plots = **1072 KLD**
19.	Fresh Water Requirement		**1943 KLD** • Fresh Water for Residential plots (Type 1) = **343 KLD** • Total Domestic Water for Residential plots (Type 2), Community buildings & Commercial Buildings = **1001 KLD** • Total Domestic Water for Industrial Plots = **599 KLD**
20.	Treated Water		• 2030 KLD
21.	Wastewater Generated		2516 KLD
22.	Solid Waste Generated		18,143 kg/day
23.	Biodegradable Waste		10,886 kg/day
24.	Dwelling Units/ EWS		962
25.	R+U Value of Material used (Glass)		2.67 W/m^{2}deg C
26.	Total Cost of the project:	i) Land Cost	INR 1593.7 Crores
		ii)Construction Cost	
27.	EMP Budget (per year)	Capital Cost	797 Lakhs
		Recurring Cost	189.5 Lakhs
28.	Incremental Load in respect of:	$PM2_{.5}$	*0.43µg*/m³
		PM_{10}	*0.68µg*/m³
		SO_2	*0.07 µg*/m³
		NO_2	*0.66µg*/m³
		CO	*0.73 µg*/m³
29.	Status of Construction		No Construction is done at the project site
30.	Construction Phase:	Power Back-up	200 kVA
		Water Requirement & Source	100 ML & Private water tankers
		STP (Modular)	1
		Anti-Smog Gun	1

Table 2 – EMP Budget

During Construction Phase		
Component	**Capital Cost (INR Lakh)**	**Recurring Cost (INR LAKH/YR)**
Labor Sanitation & Wastewater Management	15	3.75
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	15	3.75
Storm Water Management (temporary drains and sedimentation basin)	10	2.5
Solid Waste Management	5	1.25
Total	**45**	**11.25**

During Operation Phase		
Component	**Capital Cost (INR lakh)**	**Recurring Cost (INR Lakh/YR)**
Sewage Treatment Plant	320	80
Rainwater Harvesting System	140-+	35
Solid Waste Management	105	26.25
Environmental Monitoring	0	9
Green Area/ Landscape Area	102	25.5
Others (Energy saving System, miscellaneous)	10	2.5
Sub-Total	**677**	**178.25**
CER		

Govt. Sr. Sec. School, Sidhrawali Complete makeover Construction of toilets Installation of Solar Panels Painting of School Building Replacement of doors and windows Energy efficient lighting Smart Classroom equipment	50	--
Aravali Safari and Aravali Green Wall Funds	**25**	--
Total	**752**	**178.25**

Total EMP Budget		
	Capital Cost (INR Lakh)	**Recurring Cost (INR Lakh/YR)**
During Construction Phase	45	11.25
During Operation Phase	752	178.25
Total	**797**	**189.5**

A. Specific conditions:-

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

12. The Approval of the Competent Authority shall be obtained for structural safety of building code due to earthquakes, adequacy of firefighting equipments etc. as per National Building Code including protection measures from lightening etc.
13. That Project Proponent shall ensure that Revenue Rasta shall not be obstructed or transgressed to hamper the public movement in any way. Meaning thereby, Revenue Rasta shall remain open & accessible to public as existed earlier. Any attempt to obstruct/divert the Revenue Rasta, shall invite stern action as deemed appropriate from the Competent Authority.
14. The PP shall not carry any construction below the HT Line passing through the project, if any.
15. The PP shall obtain the Fire NOC from the Competent Authority before taking occupation of the building.
16. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
17. The PP shall not give occupation or possession before the water supply, sewage connection and electricity connection permitted by the competent authority.
18. The PP shall obtain the permission regarding withdrawal of ground water from CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from CGWA.
19. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
20. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
21. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
22. The PP may provide electric charging stations to facilitate electric vehicle commuters.
23. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
24. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
25. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
26. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
27. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
28. As proposed **1,02,262.909 m^2 (20.12% of plot area)**shall be provided for green area development and 26,325.6 SQM (5.0%) shall be earmarked for Block Plantation.
29. **65 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
30. The PP shall provide the **Solar Panel** capacity as per **HAREDA** norms**.**
31. The PP shall carry out **plantation of saplings** in the proposed green area as a part of the tree **plantation campaign "Ek Ped Maa Ke Naam"** and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)
32. The PP shall install required number of **Anti-Smog Gun** at the project site as per the requirement of HSPCB.
33. The PP shall register themselves on https://dustapphspcb.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.

1. <u>Statutory compliance</u>

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

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

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

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

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

1.6 The project proponent shall obtain the necessary permission for drawl of ground water / surface water

required for the project from the competent authority.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.13 All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

4. <u>Noise monitoring and prevention</u>

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

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

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

5. <u>Energy Conservation measures</u>

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

5.2 Outdoor and common area lighting shall be LED.

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

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

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

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

6. Waste Management

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

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

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

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

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

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

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

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

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

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

7. Green Cover

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

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

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

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

8. Transport

8.1 A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due

consideration for environment, and safety of users. The road system can be designed with these basic criteria.

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

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

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

9. Human health issues

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

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

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

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

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

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

Corporate Environment Responsibility

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

9.8 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or 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.

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

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

10. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 195th meeting of SEIAA held on 28.01.2025. The project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 08 % of total plot area as block plantation, for revision of EMP and revised calculation of OWC. In this regard, the project proponent submitted reply on 28.01.2025as under:

1. Total green area of the project will be 1,05,302.64 sqm (20% of net planned area) in which block plantation area is 42,121.05 sqm (08 % of net planned area).
2. Five OWCs with capacity of 5*2000 kg/day will be installed at project site.
3. Revised EMP was also submitted by the project proponent;

Table 1.1 - EMP Budget during Construction Phase

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/YR)
Labor Sanitation & Wastewater Management	15.00	3.75
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	15.00	3.75
Storm Water Management (temporary drains and sedimentation basin)	10.00	2.50
Solid Waste Management	5.00	1.25
Total	**45.00**	**11.25**

Table 1.2 - EMP Budget during Operation Phase

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/YR)
Sewage Treatment Plant	320.00	80.00
Rainwater Harvesting System	140.00	35.00
Solid Waste Management	105.00	26.25
Environmental Monitoring	0.00	9.00
Green Area/ Landscape Area	102.00	25.50
Total	**667.00**	**175.75**

Table 1.3 - Budget Outside the Project Site(CER)

Component	Capital Cost(INR Lakh)
Infrastructure Development of Govt. Sr. Sec. School, Sidhrawali	60.00
Aravali Safari and Aravali Green Wall Funds	25.00
Total	**85.00**

Table 1.4 - Total EMP Budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/YR)
During Construction Phase	45.00	11.25
During Operation Phase	667.00	175.75
Budget for the nearby Government School for improvement of infrastructure(CER)	60.00	--
Aravali Safari and Aravali Green Wall(CER)	25.00	--
Total	**797.00**	**187.00**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to M/s Sungold Heights and Developers LLP in collaboration with M/s Signatureglobal (India) Limited as per License No.104 of 2024, dated 01.08.2024 (valid upto 31.07.2029), issued vide Endst. No. LC-5139/Asstt (MS)/2024/24309 dated 01.08.2024 by DTCP, Haryana under category 8(b) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The project proponent will instal DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
2. The project proponent will undertake prescribed mitigation measures during the construction period.
3. The project proponent will adopt a nearby government school for improvement of infrastructure with a CER budget of Rs. 60.00 lakhs.

Item No. 195.07
Dated : 28.01.2025

Environment Clearance for proposed validity extension for Project of "River Bed mining at KundaKalan Block at village KundaKalan, Tehsil & District Karnal (Haryana) of area 42.70 Ha." by M/s RM Industries.

The Project Proponent submitted online Proposal No. **SIA/HR/MIN/514062/2024 dated 11.12.2024** for obtaining **validity extension** of earlier **Environment Clearance** granted 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. 992563 dated 11.12.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **307th meeting held on 20.12.2024**. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP replied vide letter dated 20.12.2024

After detailed discussion, the committee decided to **recommend the case to SEIAA, Haryana** for granting the **Extension of Validity** of earlier **Environment Clearance till the remaining period of validity of Mining Plan i.e. 04.09.2027** in favour of **M/s R. M. Industries** (as per earlier EC issued vide letter dated 29.08.2023 by SEIAA, Haryana)for River Bed mining at Kunda Kalan Block at Village Kunda Kalan, Tehsil & District Karnal (Haryana)**upto 3 mtrs depth.** All the other contents and conditions (Specific & Standard) as mentioned in earlier Environment Clearance letter, shall be the same**.**

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 195th meeting of SEIAA held on 28.01.2025. The project proponent appeared before the Authority and presented its case. The Authority made some observation. In this regard, the Project proponent submitted reply on 28.01.2025.

After deliberations, the Authority, considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant the Extension of Validity of earlier Environment Clearance issued vide EC Identification no. EC23B001HR147772 dated 29.08.2023 till the remaining period of validity of Mining Plan i.e. 04.09.2027 in favour of M/s R. M. Industries (as per earlier EC issued vide letter dated 29.08.2023 by SEIAA, Haryana)for River Bed mining at Kunda Kalan Block at Village Kunda Kalan, Tehsil & District Karnal (Haryana) upto 3 mtrs depth. All the other contents and conditions (Specific & Standard) as mentioned in earlier Environment Clearance letter will remains same with these additional stipulations.

1. That project proponent should submit revised green area plan and the PP shall maintain 05 Acres land of the green area as block plantation of orchard in village of Karnal or Panipat.
2. That project proponent should use High pressure sprinkler in the mining site to contain dust pollution.
3. The project proponent will be responsible for annual maintenance of panchayat roads which will be used for evacuation of mined material.

Item No. 195.08
Dated : 28.01.2025

Environment Clearance for proposed Expansion cum modification of Mix Land Use Colony (99% Residential Component and 1% Commercial Component) under TOD policy in the revenue estate of Village Dhanwapur, Sector–103, Gurugram, Haryana by M/s Whiteland Corporation Private Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/514251/2024 dated 12.12.2024** for obtaining under **Environment Clearance for Expansion cum modification** Category **8(b)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No.516843 dated 28.11.2024** during ToR. The ToR is granted to the project 10.12.2024.

Appraisal & Recommendations of SEAC:

The case was taken up in **307th meeting held on 20.12.2024**. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP replied the same alongwith an affidavit dated 26.12.2024.

After deliberations, the committee unanimous view that this case be recommended to the SEIAA for granting **Environment Clearance** under EIA Notification dated 14.09.2006 issued by the Ministry of Environment and Forest, Government of India with the following specific and general stipulations **M/s Whiteland Corporation Pvt. Ltd. as per License No.263 of 2023 dated 12.12.2023 (valid upto 11.12.2028) and License No.158 of 2024 dated 20.11.2024 (valid upto 19.11.2029) issued by** DTCP, Haryana

Table 1 – Basic Detail

Name of the Project: EC for proposed Expansion cum modification of Mix Land Use Colony (99% Residential Component and 1% Commercial Component) under TOD policy in the revenue estate of Village Dhanwapur, Sector–103, Gurugram, Haryana by M/s Whiteland Corporation Private Limited				
S.No.	**Particulars**	**Existing (sqm.)**	**Expansion Cum modification**	**Total (sqm.)**
1.	Online Proposal Number	SIA/HR/INFRA2/514251/2024		
2.	Latitude	28°29'6.62"N	28°29'8.59"N	28°29'6.62"N &28°29'8.59"N
3.	Longitude	76°59'6.55"E	76°59'12.35"E	76°59'6.55"E& 76°59'12.35"E
4.	Total Site Area	38,773.882	39,047.16	77,821.04
5.	De-licensing Area	Nil	-311.943	311.94
6.	Total Plot area after de-licensing	Nil	Nil	77,509.10
7.	Proposed Ground Coverage	5,819.110	29,012.34	34,831.45
8.	Proposed FAR	1,66,061.21	1,44,574.29	3,10,635.50
9.	Non FAR Area	84,576.45	1,28,763.94	2,13,340.39
10.	Total Built Up area	2,50,637.662	2,73,338.23	5,23,975.89
11.	Total Green Area with (20.42 % of plot area)	7,917.540	7,973.52	15,891.06
12.	Rain Water Harvesting Pits	10	9	19
13.	STP Capacity (KLD)	1025 = (800 + 225)	400	1425 = (800 + 225 +400)
14.	Total Parking (ECS)	1578	1829	3407
15.	Organic Waste Converter	2 OWC of 2000 Kg/day = (2 x 1000 Kg/day)	500	5 Nos. of OWC of capacity of 2,500 Kg/day (5 x 500 Kg/day)
16.	Maximum Height of the Building (m)	151.45	16.15	167.6
17.	Power Requirement (KW)	5,954.47	9,532.59	15487.06

18.	Power Backup KVA		Total 3 DG of 3,750 kVA (2 x 1500 kVA + 1 x 750 kVA)	10,270 KVA	Total 10 DG of 14,020 kVA (8 x 1500 kVA + 2 x 1010 kVA)
19.	Total Population		7683	4458	12141
20.	Water Requirement (KLD)		671	403	1074
21.	Domestic Water Requirement (KLD)		471	273	744
22.	Fresh Water Requirement (KLD)		471	273	744
23.	Treated Water (KLD)		200	130	330
24.	Waste Water Generated (KLD)		537	309	846
25.	Solid Waste Generated (kg/day)		3,688	2155	5843
26.	Biodegradable Waste (kg/day)		1500	837	2337
27.	Basement		3 nos	Nil	3 nos.
28.	Number of Towers		9 Nos. Main Building and 1 Nos. EWS	2 Nos.	11 Nos. Main Building and 1 Nos. EWS
29.	Dwelling Units/ EWS		Total Dwelling Units: 948 EWS: 168 Domestic Servant: 96	Total Dwelling Units: 520 EWS: 92 Domestic Servant: 80	Total Dwelling Units: 1468 EWS: 260 Domestic Servant: 176
30.	Community Center (Club House)		1 Nos	Nil	1 Nos.
31.	Convenient Shopping		1 Nos	Nil	1 Nos.
32.	Nursery School		1 Nos	Nil	1 Nos.
33.	Primary School		1 Nos	Nil	1 Nos.
34.	Stories		(B3 + B2 + B1 + S / G + 38F)	6 F & B3A+B2A+B1A	B3A+B3 + B2A+B2 + B1A+B1 + LG+UG + 44 F)
35.	R+U Value of Material used (Glass)		U Value: 5.5 w/sqm. k SHGC: 0.9	Nil	U Value: 5.5 w/sqm. k SHGC: 0.9
36.	Total Cost of the project: in Crore.	i) Land Cost ii) construction	2,870.1350	3,862.865	6733
37.	CER (Lakhs)		--	100	100
38.	EMP Budget (in Lakhs)		1445	-520	925
39.	Incremental Load in respect of:	PM 2.5	0.23658 µg/m³	-0.15551	0.08107 µg/m³
		PM 10	0.6286 µg/m³	-0.48715	0.14145 µg/m³
		SO_2	1.72629 µg/m³	-1.37416	0.35213 µg/m³
		NO_2	2.4235 µg/m³	-1.88391	0.53959 µg/m³
		CO	0.000727 mg/m³	-0.000724	0.0000030 mg/m³
40.	Construction Phase:	Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA	Nil	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		Water Requirement & Source	Fresh water – 5 KLD for drinking. Treated wastewater 100 KLD for construction Source: Fresh water – GMDA/HSVP Construction Water – GMDA/HSVP	Nil	Fresh water – 5 KLD for drinking. Treated wastewater 100 KLD for construction Source: Fresh water – GMDA/HSVP Construction Water – GMDA/HSVP
		STP (Modular)	1 Nos of 10 KLD	Nil	1 Nos of 10 KLD
		Anti-Smog Gun	01 Nos of Anti-smog gun	Nil	01 Nos of Anti-smog gun

Table 1.1 Proposed EMP budget

During Construction Phase			During Operational Phase		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost (In Lakhs per Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost(In Lakhs per Year)**
Sanitation and Wastewater Management (Modular STP)	5.00	5.00	Waste Water Management (Sewage Treatment Plant)	350.00	70.00
Garbage & Debris disposal	0.00	2.00	Solid Waste Management (Dust bins & OWC)	45.00	50.00
Tree plantation	10.00	4.00	Tree plantation	80.00	5.00
Air, Noise, Soil, Water Monitoring	0.00	1.00	Monitoring for Air, Water, Noise & Soil	00.00	1.00
Rainwater harvesting system	50.00	2.00	Rainwater harvesting system	00.00	1.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	50.00	4.00	Stack height for DG Sets and its acoustics	80.00	10.00
Total	**115 Lakhs**	**18 Lakhs**	**Total**	**555 Lakhs**	**137 Lakhs**

Table 1.2 EMP Budget outside the Project Site (CER)

Particular	Amount
Government School (CER)	100.00 Lakhs

Table 1.3 Total EMP budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase.	115	18
During Operation Phase	555	137
Budget for nearby Government School	100.00	0.00
Total	**770.00**	**155.00**

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. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
16. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
17. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
18. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
19. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH Pits.**
20. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
21. The PP may provide electric charging stations to facilitate electric vehicle commuters.
22. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
23. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
24. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
25. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
26. The minimum growth of trees should be 03 meters with sufficient canopy.
27. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
28. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
29. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
30. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
31. Water intensive and/or invasive species should not be used for landscaping.
32. As proposed **15,891.06 m^2 (20.42% of plot area)** shall be provided for green area development out of which **9,338.5248 m^2 (12% of plot area)** shall be earmarked for green under **block plantation** outside the project site in the own land and balance area 6,552.531 **m^2** (8.42% of plot area) area under periphery and avenue plantation within the project site.
33. **19 Rain Water Harvesting Pits** shall be provided for ground water recharging as per the CGWB norms.
34. The PP shall increase the capacity of **Solar Panel** from **40 KWp** to **80 KWp.**

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

1. <u>Statutory compliance</u>

1.1 The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2 The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3 The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4 The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5 The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6 The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7 A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8 All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9 The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10 The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

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

2.1 Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2 A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3 The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4 Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5 Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6 Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7 Wet jet shall be provided for grinding and stone cutting.
2.8 Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9 All construction and demolition debris shall be stored at the site (and not dumped on the roads or open

spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.13 All recharge should be limited to shallow aquifer.

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

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

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

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

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

3.19 Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall

be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

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

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

4. Noise monitoring and prevention

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

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

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

5. Energy Conservation measures

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

5.2 Outdoor and common area lighting shall be LED.

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

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

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

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

6. Waste Management

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

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

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

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

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

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

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

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

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

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

7. Green Cover

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

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

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

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

8. Transport

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

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

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

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

9. **Human health issues**

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

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

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

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

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

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

Corporate Environment Responsibility

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

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

The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or 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.

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

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

10. <u>Miscellaneous</u>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10.16 The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project

authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

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

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 195th meeting of SEIAA held on 28.01.2025. The project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12 % of total plot area as a block plantation and for revision of EMP. In this regard, the project proponent submitted reply on 28.01.2025as under:

1. Total green area of the project 15,891.06 sqm (20.50 % of plot area) in which block plantation area will be 9338.5248 sqm. (12.05 % of Plot Area) to be developed outside the project area as per land details in sale deed on the 27.12.204 between Global services and M/s Whiteland Corporation Private Limited and the remaining balance green area of 6552.531 sqm (8.42% of total plot area) to be developed under peripheral/ avenue plantation within the project site.
2. Revised EMP was also submitted by the project proponent;

EMP Budget

During Construction Phase			During Operational Phase		
Description	**Capital Cost(In Lakhs)**	**Recurring Cost(In Lakhs per Year)**	**Description**	**Capital Cost(in Lakhs)**	**Recurring Cost(In Lakhs per Year)**
Sanitation and Wastewater Management (Modular STP)	5.00	5.00	Waste Water Management (Sewage Treatment Plant)	350.00	70.00
Garbage & Debris disposal	0.00	2.00	Solid Waste Management (Dust bins & OWC)	45.00	50.00
Tree plantation	10.00	4.00	Tree plantation	80.00	5.00
Air, Noise, Soil, Water Monitoring	0.00	1.00	Monitoring for Air, Water, Noise & Soil	00.00	1.00
Rainwater harvesting system	50.00	2.00	Rainwater harvesting system	00.00	1.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	50.00	4.00	Stack height for DG Sets and its acoustics	80.00	10.00
Total	**115.00**	**18.00**	**Total**	**555.00**	**137.00**

Table 1.2 - EMP Budget outside the Project Site (CER)

Particular	Amount
Infrastructure upgradation of Government School	100.00

Table 1.3 - Total EMP budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase.	115.00	18.00
During Operation Phase	555.00	137.00
Budget for Infrastructure upgradation nearby Government School	100.00	0.00
Total	**770.00**	**155.00**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to M/s Whiteland Corporation Pvt. Ltd. as per License No.263 of 2023 (valid upto 11.12.2028) issued vide Endst. No. LC-5229-PA(VA)-2023/42087 dated 13.12.2023 and License No. 158 of 2024(valid upto 19.11.2029) issued vide Endst. No. LC-5229-D/JE(AK)2024/35378-392 dated 20.11.2024 by DTCP, Haryana under category 8(b) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The project proponent will instal DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
2. The project proponent will undertake prescribed mitigation measures during the construction period.
3. The project proponent will adopt a nearby government school for improvement of infrastructure with a CER budget of Rs.100.00 lakhs.
4. The project proponent will not restrict the access of public to the revenue rasta running through the project site as a public thoroughfare.

Item No. 195.09
Dated : 28.01.2025

Environment Clearance for Proposed Residential Plotted cum Group Housing Project located in the revenue estate of Village- Fazilpur Jharsa, Sector 71 & 72, District- Gurugram, Haryana being developed by M/s Unitech Limited and others.

The Project Proponent submitted online Proposal No.**SIA/HR/INFRA2/515380/2024 dated 20.12.2024** for obtaining under **Environment Clearance** Category **8(b)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 516863 dated 13.11.2024** during ToR. The ToR has been granted to the project on 18.12.2024 vide proposal No. SIA/HR/INFRA2/506581/2024.

Appraisal & Recommendations of SEAC:

The case was taken up in **308th meeting held on 27.12.2024**. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP replied vide letter dated 30.12.2024 alongwith an affidavit dated 06.01.2025.

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 Ruhi Construction Company Ltd.,**
2. **M/s New India Construction Company Ltd.,**
3. **M/s Supermal Corrugation (India) Ltd.,**
4. **M/s Masla Builders Ltd.,**
5. **M/s Somerville Developers Ltd.,**
6. **M/s Wood House Developers Ltd.,**
7. **M/s Unitech Ltd.,**
8. **M/s Zanskar Realtors Pvt. Ltd.,**
9. **M/s Onega Properties Pvt. Ltd.,**
10. **M/s Unitech Realtech Industries Ltd.,**
11. **M/s Sanyog Builders Ltd.,**
12. **M/s Unitech Holding Ltd.,**
13. **M/s Unitech Industries Ltd. as per License No.65 of 2009 (valid upto08.11.2029) issued vide Endst. No.LC-2133-5DP(III)-2009/11356 dated 09.11.2009 issued by DTCP, Haryana**

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

Table 1 – Basic Detail

Name of the Project: Proposed Residential Plotted cum Group Housing Project "Nirvana Country II" located in the revenue estate of Village- Fazilpur Jharsa, Sector 71 & 72, District- Gurugram, Haryana being developed by M/s Unitech Limited		
Sr. No.	**Particulars**	**Details**
1.	Online Proposal Number	SIA/HR/INFRA2/515380/2024
2.	Category of project	8 (b) "Building & Construction Projects"
3.	Latitude	28° 24' 32.123" N
4.	Longitude	77° 1' 40.165" E
5.	Plot Area	4,11,144.382 m²
6.	Proposed FAR	2,89,935.103 m²
7.	Non FAR Area	44,634.15 m²
8.	Total Built Up area	3,34,569.25 m²
9.	Total Green Area with %	78,929.47 (20%)
10.	Rain Water Harvesting Pits (with size)	8 RWH Pit for Group Housing 29 RWH Pit for plotted colony

11.	STP Capacity		880 KLD
12.	Total Parking		1233
13.	Organic Waste Converter		Total 2 nos. of Organic waste converters of capacity 2,650 Kg/day (2×1,325 Kg/day)
14.	Maximum Height of the Building (m)		Plots : 6.8 m
			Group Housing : 44 m
15.	Power Requirement		4500 KW
16.	Power Backup		Total capacity of DG Sets is 2804 KW
17.	Population		13,160
18.	Total Water Requirement		1282 KLD
19.	Fresh Water Requirement		643 KLD
20.	Treated Water		639 KLD
21.	Total Waste Water Generated		759 KLD
22.	Total Solid Waste Generated		5439 kg/day
23.	Biodegradable Waste		2,176 kg/day
24.	Non-Biodegradable Waste		3,263 kg/day
25.	Basement		GH & EWS Blocks:2
			Commercial:3
26.	Main Dwelling Units		Group housing: 312
			EWS: 55
27.	Total no. of towers		Group housing: G+13 Floors
			Residential Plot: G+2 Floors
28.	R+U Value of Material used (Glass)		U Value: 5.5 w/sqm.k SHGC: 0.9
29.	Total Cost of the project:	i) Land Cost	Rs. 1020.26 Crore
		ii) Construction Cost	
30.	EMP Budget		Total EMP Budget: 515 Lakhs Capital Cost: 368 Lakhs Recurring Cost: 147 Lakhs
31.	Incremental Load in respect of:	i) PM 10	0.00457
		ii) PM 2.5	0.00186
		iii) SO_2	0.0114
		iv) NO_2	0.00314
		v) CO	0.0000002
32.	Construction Phase:	i) Power Back-up	Temporary electrical connection of 19 KW & 01 DG of 125 KVA
		ii) Water Requirement & Source	Fresh Water – 20 KLD for drinking & sanitation. Source: Fresh water – GMDA Construction Water – GMDA
		iii) STP (Modular)	1 Nos
		iv) Anti-Smog Gun	01 Nos of Anti-smog gun

EMP Budget

During Construction Phase			During Operational Phase		
Description	**Capital Cost (In Lakhs)**	**Recurring Cost(In Lakhs /Year)**	**Description**	**Capital Cost (in Lakhs)**	**Recurring Cost(In Lakhs/ Year)**
Sanitation and Wastewater Management (Modular STP)	25.0	5.00	Waste Water Management (Sewage Treatment Plant/Effluent Treatment Plant)	43.00	14.40
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins & OWC of capacity-4000kg/day)	60.0	30.00
Tree Plantation	25.00	6.00	Tree Plantation	50.00	15.00
Air, Noise, Soil, Water Monitoring	0.00	3.00	Monitoring for Air, Water, Noise & Soil	00.00	25.00

Rainwater harvesting system	30.00	16.00	Rainwater harvesting system	00.00	8.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	30.00	2.00	Stack height including DG Sets and acoustics	50.0	12.50
Total	**110**	**42**	**Total**	**203**	**105**

Table 1.2 EMP Budget outside the Project Site (CER)

Particular	Amount
CER Activities	
Govt. School	40.00
Aravali Safari and Aravali Green Wall	15.00

Table 1.3 Total EMP budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase.	110.00	42.00
During Operation Phase	203.00	105.00
Budget for nearby Government School	55.00	0.00
Total	**368.00**	**147.00**

A. Specific conditions:-

1. Sewage shall be treated in the STP based on latest Technology with tertiary treatment i.e. Ultra Filtration to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening. The dimension of each component of STP should be properly designed as per Norms.
2. The Project Proponent would devise a monitoring plan to the satisfaction of the State Pollution Control Board so as to continuously monitor the treated waste water being used for flushing in terms of faecal coli forms and other pathogenic bacteria.
3. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase 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. Separate Fire Safety Plan shall be prepared, if there is any gaming zone at project site.
15. The PP shall install the Eco Friendly Green Transformer based on ester oil to reduce the carbon footprint. The PP shall shift to gas based generator set when the gas is available. The PP shall install APCM for the DG set. The PP shall reduce the SO_2 load by 30% if HSD is used. The DG sets will be operated for maximum 04 hours during power failure through Executing Agency
16. The PP shall not give occupation or possession before the water supply, electricity and sewage connection permitted by the competent authority.
17. The PP shall carry out the quarterly awareness programs for the stakeholders of the commercial colony/project.
18. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of **RWH pits.**
19. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
20. The PP may provide electric charging stations to facilitate electric vehicle commuters.
21. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
22. The Project Proponent shall ensure that trees planted under the project shall be well grown healthy and established trees of more than 10cm DBH (diameter above 137cm above ground level) or more than 31.4cm in girth.
23. The Project Proponent shall ensure raising the number of established trees as per norms proposed for the project and finally approved during the EC granting process.
24. In the proposed landscape plan, native species shall be included as per the list of concerned DFO.
25. The minimum growth of trees should be 03 meters with sufficient canopy.
26. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority.
27. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
28. A minimum of 1 tree (5' tall) for every 80 sqm of land should be planted and maintained and the existing trees will be counted for this purpose.
29. The species with heavy foliage, broad leaves and wide canopy cover are desirable.
30. Water intensive and/or invasive species should not be used for landscaping.
31. As proposed PP shall provide **78,929.47 m^2 (20% of plot area)** for green area development**.**
32. **08 Rain Water Harvesting Pits for Group Housing and 29 Rain Water Harvesting Pits for Plotted Development** shall be provided for ground water recharging as per the CGWB norms.
33. **The PP shall install Solar panel as per HAREDA norms.**
34. The PP shall install required number of **Anti Smog Guns** at the project site as per the requirement of HSPCB.
35. **The PP shall carry out plantation of saplings in the proposed green area as a part of the tree plantation campaign "Ek Ped Maa Ke Naam" and shall upload the details of the same in the MeriLiFE Portal (http://merilife.nic.in)**
36. **The PP shall get project electrification plan approved from the competent authority before operation of the project.**
37. The PP shall register themselves on the http://dustapphspcb.com portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

Standard Conditions

1. **<u>Statutory compliance</u>**

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

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

measures from lightening etc.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.13 All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

4. <u>Noise monitoring and prevention</u>

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

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

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

5. Energy Conservation measures

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

5.2 Outdoor and common area lighting shall be LED.

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

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

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

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

6. Waste Management

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

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

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

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

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

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

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

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

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

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

7. Green Cover

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

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

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

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

8. Transport

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

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

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

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

9. **Human health issues**

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

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

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

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

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

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

Corporate Environment Responsibility

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

9.8 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or 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.

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

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

10. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 195th meeting of SEIAA held on 28.01.2025. The project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12 % of total plot area as a block plantation, for revision of EMP and the project proponent will also submit structure stability report. In this regard, the project proponent

submitted reply on 28.01.2025 as under:

1. Total green area of the project 82228.87 sqm (19.99% of plot area) in which block plantation area will be 49337.32 sqm (12.00% of plot area).
2. Structure stability report submitted by the project proponent.
3. Revised EMP was also submitted by the project proponent;

EMP Budget

During Construction Phase			During Operational Phase		
Description	**Capital Cost**	**Recurring Cost (Lakhs/Year)**	**Description**	**Capital Cost**	**Recurring Cost (Lakhs/Year)**
Sanitation and Wastewater Management (Modular STP)	25.00	5.00	Waste Water Management (Sewage Treatment Plant/Effluent Treatment Plant)	43.00	14.50
Garbage & Debris disposal	0.00	10.00	Solid Waste Management (Dust bins &OWC)	60.0	30.00
Tree Plantation	25.00	6.00	Tree Plantation	50.00	15.00
Air, Noise, Soil, Water Monitoring	0.00	3.00	Monitoring for Air, Water, Noise & Soil	00.00	25.00
Rainwater harvesting system	30.00	16.00	Rainwater harvesting system	00.00	8.00
Dust Mitigation Measures Including site barricading, water sprinkling and anti-smog gun)	30.00	2.00	Stack height including DG Sets and acoustics	50.0	12.50
Total	**110.00**	**42.00**	**Total**	**203.00**	**105.00**

Table 1.2 EMP Budget outside the Project Site (CER)

Particular	Amount
Infrastructure upgradation of Government School	50.00
Aravali Safari and Aravali Green Wall	15.00
Total	**65.00**

Table 1.3 Total EMP budget

Component	Capital Cost (INR Lakh)	Recurring Cost (INR Lakh/Yr)
During Construction Phase.	110.00	42.00
During Operation Phase	203.00	105.00
Nearby Government School Infrastructure upgradation	50.00	0.00
Aravali Safari and Aravali Green Wall	15.00	
Total	**378.00**	**147.00**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to

1. M/s Ruhi Construction Company Ltd.,
2. M/s New India Construction Company Ltd.,

3. M/s Supernal Corrugation (India) Ltd.,
4. M/s Masla Builders Ltd.,
5. M/s Somerville Developers Ltd.,
6. M/s Wood House Developers Ltd.,
7. M/s Unitech Ltd.,
8. M/s Zanskar Realtors Pvt. Ltd.,
9. M/s Onega Properties Pvt. Ltd.,
10. M/s Unitech Realtech Properties Ltd.,
11. M/s Sanyog Builders Ltd.,
12. M/s Unitech Holding Ltd.,
13. M/s Unitech Industries Ltd. C/o M/s Unitech Limited as per License No.65 of 2009(valid upto08.11.2029) issued vide Endst. No. LC-2133-5DP(III)-2009/11356 dated 09.11.2009 issued by DTCP, Haryana under category 8(b) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The project proponent will instal DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
2. The project proponent will undertake prescribed mitigation measures during the construction period.
3. The project proponent will adopt nearby government school for improvement of infrastructure with a CER budget of Rs. 50.00 lakhs.

Item No. 195.10
Dated : 28.01.2025

Environment Clearance for proposed Baba Sarsai Nath Government Medical College, Sirsa, Haryana by Directorate of Medical Education & Research, Haryana.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/516882/2025 dated 01.01.2024** for obtaining **Environment Clearance** under Category **8(a)** of EIA Notification dated 14.09.2006. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 953564 dated 31.12.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **309th meeting held on 09.01.2025**. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 13.01.2025.

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 **The Department of Medical Education & Research, Haryana as per Lease Deed dated 10.01.2002 and other documents related to the land ownership.** The **Environmental Clearance** is recommended to be granted to the project with following details and specific & general stipulations:

Table 1 – Basic Detail

Name of the Project: Environment Clearance of Proposed Baba Sarsai Nath Government Medical College, Sirsa, Haryana by Directorate of Medical Education & Research, Haryana		
Sr. No.	**Particulars**	
1.	Online Proposal Number	SIA/HR/INFRA2/516882/2025
2.	Latitude	29°32'37.40" N
3.	Longitude	75°02'30.86" E
4.	Plot Area	85312.8 sqm
5.	Proposed Ground Coverage	22024 sqm
6.	Proposed FAR	126181.28 sqm
7.	Non-FAR Area	21220.72 sqm
8.	Total Built Up area	147402 sqm
9.	No. of hospital beds	539 Nos.
10.	Expected Population	8148 Nos.
11.	Total Green Area	17450 sqm (20.45 % of plot area out of which 10,250 sqm i.e. 12.01% of plot area under block plantation)
12.	Rain Water Harvesting Pits	21 Nos.
13.	STP Capacity	750 KLD
14.	ETP Capacity	60 KLD
15.	Total Parking provided	465 ECS (251 ECS Surface/Open Parking, 3 ECS Stilt/Podium Parking and 211 ECS Basement Parking)
16.	Maximum Height of the Building (m)	41.4 M
17.	Power Requirement	6509 KW
18.	Power Backup	7500 KVA (3 x 2000 + 1 x 1500 kVA)
19.	Total Water Requirement	1076 KLD
20.	Fresh Water Requirement	478 KLD
21.	Treated Water Requirement	598 KLD
22.	Waste Water Generated	644 KLD
23.	Solid Waste Generated	1,992 kg/day
24.	Biodegradable Waste	797 kg/day

25.	Organic Waste Converter		2 Nos. (2x400 kg/day)
26.	No. of building block		17 nos.
27.	Max No of Floors		B+S+12 nos.
28.	Total Cost of the project:		1010.37 Cr.
29.	Incremental Load in respect of:	PM 2.5	0.150 $\mu g/m^3$
		PM 10	0.249 $\mu g/m^3$
		SO_2	0.0096 $\mu g/m^3$
		NO_2	4.0 $\mu g/m^3$
		CO	0.0029 mg/m^3
30.	Status of Construction		
31.	Construction Phase:	Power Back-up	250 KVA
		Water Requirement & Source	10 KLD, Water through Tanker
		Anti-Smog Gun	4 Nos.

Table 2 – EMP Detail

Sl. No.	Item	Capital Cost (Rs lakh)	Recurring Cost (Rs lakh/year)
	A) Construction phase items:		
1	Barrier wall around construction site	45.00	
3	Water sprinkling for dust suppression		0.90
4	Anti-smog gun for dust suppression	12.00	3.46
8	Sedimentation trap & storm drains	12.00	1.00
9	Garbage and debris disposal	0.50	1.00
10	Monitoring / testing of air, noise, water & soil		2.00
	Total cost of construction phase items	**69.5**	**8.36**

Sl. No.	Item	Capital Cost (Rs lakh)	Recurring Cost (Rs lakh/year)
	B) Operation phase items:		
1	Sewage & Effluent treatment plant (STP & ETP)	153.90	23.09
2	Rainwater harvesting system	63.00	1.26
3	Solid waste collection & storage facilities	1.62	0.32
4	Organic waste converter (OWC)	15.00	3.00
5	Tree plantation & landscaping (excluding lawn area)	52.35	13.09
6	Monitoring / testing of air, water, noise, soil, emission & effluent		2.00
	Total cost of operation phase items	**285.87**	**42.76**

	C) Corporate Environment Responsibility (CER) items:	Capital Cost (Rs lakh)
1	Rejuvenation of pond (UID No. 02HRSRSPAN0026SUKE003)	27.00
2	Providing need-based facilities for school	25.00
	Total cost of Corporate Env. Responsibility (CER) items	**52.00**

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 on latest Technology to achieve standards ordered by NGT. The Treated effluent from STP shall be recycled /reused for flushing. DG cooling and Gardening.
3. The PP should not mix the ETP effluent after treatment in the STP and ETP effluent shall be separately utilized for the purposes.
4. 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.
5. The PP shall ensure that total EMP Budget shall be spent on project during construction as well as during operational phase as per table given above. The EMP cost on Socio Economic activities shall be used before the commencement of the project & EMP recurring inside the project shall be implemented

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

6. The PP shall not carry out any construct above and below revenue rasta if passing through the project and ensure that permission of the competent authority shall be obtained before carry out any construction above or below the revenue rasta. The PP shall put notice board on the revenue rasta for the passer byes.
7. The project proponent shall upload the status of compliance of the basic details (given in above tables), stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
8. 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.
9. 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 solid waste dumping site through authorized vender.
10. If the tree cutting has been proposed in the instant project than prior, permission should be obtained from competent authority. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The Existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
11. 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.
12. Consent to establish/operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of pollution) Act, 1981 and the Water (Prevention and control of pollution) Act, 1974.
13. 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.
14. The PP shall obtain the Fire NOC from the Competent Authority before taking the 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.
16. The PP shall not mix ETP treated effluent with STP water
17. The PP Shall comply with SOP for reduction of Air and Noise pollution during construction and operation phase
18. The PP shall follow SOP regarding single use plastic free
19. The PP shall follow the SOP for reduction of carbon footprints
20. The PP shall obtain the permission regarding withdrawal of ground water, if any from HWRA/CGWA before the start of the project and also obtained the CTO from HSPCB after the approval from HWRA/CGWA.
21. The PP shall carry out the quarterly awareness programs for the stakeholders of the project.
22. The PP shall install Digital water level recorder for monitoring the water recharge and carry out quarterly maintenance and cleaning of RWH tanks.
23. The PP shall ensure the compliance of provisions of Plastic Waste Management (Amendment) Rules, 2022 relevant for the project.
24. The PP may provide electric charging stations to facilitate electric vehicle commuters.
25. The PP shall take all preventive measures including water sprinkles to control dust during construction and operational phase.
26. Any change in stipulations of EC will lead to Environment Clearance void-ab-initio and PP will have to seek fresh Environment Clearance.
27. As proposed **17450 sqm (20.45 % of plot area)** PP shall provide green area development. Out of which **10,250 sqm i.e. 12.01%** of plot area under **block plantation**.
28. **21 Rain Water Storage Tank** shall be provided for ground water recharging as per the CGWB norms.

29. The PP shall install required number of **Anti-Smog Guns** at the project site as per the requirement of HSPCB.
30. **The PP shall provide Solar power as per HAREDA norms.**
31. The PP shall carry out **plantation of saplings** in the proposed green area as a part of the tree plantation campaign **"Ek Ped Maa Ke Naam"** and shall upload the details of the same in the **MeriLiFE Portal (http://merilife.nic.in)**
32. The PP shall get project **electrification plan** approved from the competent authority before operation of the project.
33. The PP shall register themselves on the **http://dustapphspcb.com** portal as per the Direction No.14 dated 11.06.2021 issued regarding dust mitigation by Commission for Air Quality Management in National Capital Region and Adjoining Areas.

B. Standard Conditions

1. Statutory compliance

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

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

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

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

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

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

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

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

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

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

2. Air quality monitoring and preservation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.3 4.3 Total fresh water use shall not exceed the proposed requirement as provided in the project details.

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

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

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

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

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

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

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

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

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

3.13 All recharge should be limited to shallow aquifer.

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

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

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

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

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

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

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

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

4. Noise monitoring and prevention

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

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

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

5. Energy Conservation measures

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

5.2 Outdoor and common area lighting shall be LED.

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

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

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

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

6. Waste Management

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

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

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

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

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

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

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

6.8 Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification

of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

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

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

7. Green Cover

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

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

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

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

8. Transport

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

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

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

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

9. Human health issues

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

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

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

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

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

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

Corporate Environment Responsibility

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

9.8 The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/ deviation/ violation of the environmental/ forest/ wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/ violation of the environmental/ forest/ wildlife norms/ conditions and/ or 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.

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

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

10. Miscellaneous

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 195th meeting of SEIAA held on 28.01.2025. The project proponent appeared before the Authority and presented its case. The Authority made observations regarding revised green area plan so as to maintain 12 % of total plot area as a block plantation and for revision of EMP. In this regard the project proponent submitted reply on 28.01.2025 as under:

1. Total green area of the project is 17450 sqm (Approx. 20.45 % of plot area) out of which 10,250 sqm i.e. 12.015 % of plot area under block plantation).
2. Revised EMP was also submitted by the project proponent;

Table 1.1 - EMP Budget during Construction Phase

S. No.	Item	Capital Cost (Rs lakh)	Recurring Cost (Rs lakh/year)
1	Barrier wall around construction site	45.00	0.00
2	Water sprinkling for dust suppression	0.00	0.90
3	Anti-smog gun for dust suppression	12.00	3.46
4	Sedimentation trap & storm drains	12.00	1.00
5	Garbage and debris disposal	0.50	1.00
6	Monitoring / testing of air, noise, water & soil	0.00	2.00
Total		**69.50**	**8.36**

Table 1.2 - EMP Budget during Operation Phase

S. No.	Item	Capital Cost (Rs lakh)	Recurring Cost (Rs lakh/year)
1	Sewage & Effluent treatment plant (STP & ETP)	153.90	23.09
2	Rainwater harvesting system	63.00	1.26
3	Solid waste collection & storage facilities	1.62	0.32
4	Organic waste converter (OWC)	15.00	3.00
5	Tree plantation & landscaping (excluding lawn area)	52.35	13.09
6	Monitoring / testing of air, water, noise, soil, emission & effluent	0.00	2.00
Total		**285.87**	**42.76**

Table 1.3 –EMP Budget outside the Project Site(CER)

S. No.	Item	Capital Cost (Rs lakh)
1.	Infrastructure upgradation of nearby Government School	67.00
2.	School Health camp	03.00
Total		**70.00**

Table 1.4 - Total EMP Budget

Sr. No.	Item	Capital Cost (Rs lakh)	Recurring Cost (Rs lakh/year)
1.	Total cost of construction phase items	69.50	8.36
2.	Total cost of operation phase items	285.87	42.76
3.	Infrastructure upgradation of nearby Government School and School health camp(67+3=70)	70.00	
Total		**425.37**	**51.12**

After deliberations, the Authority, considering the reply of the project proponent and further considering the recommendations of the State Expert Appraisal Committee (SEAC), decided to grant Environment Clearance to M/s The Director, Medical Education & Research, Haryana as per Lease Deed dated 10.01.2002 and other documents related to the land ownership under category 8(a) of EIA Notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India with these additional conditions:

1. The project proponent will instal DG sets for the project as per latest guidelines of GRAP, NCAP & CPCB.
2. The project proponent will undertake prescribed mitigation measures during the construction period.
3. The project proponent will adopt a nearby government school for improvement of infrastructure with a CER budget of Rs. 70.00 lakhs.

Item No. 195.11
Dated : 28.01.2025

Term of Reference(ToR under violation) for proposed development of Integrated Bus terminal cum Commercial Facilities at Faridabad by M/s Pacific Development Corporation Limited

The Project Proponent submitted online Proposal No.**SIA/HR/INFRA2/516407/2024 dated 27.12.2024**for obtaining **ToR (under violation)** under Category **8(a)** of EIA Notification dated 14.09.2006 and is subsequent amendment under violation category. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 536309 dated 06.12.2024** which was submitted alongwith proposal No. SIA/HR/INFRA2/ 482739/2024 dated 21.06.2024 (which has been withdrawn).

Appraisal & Recommendations of SEAC:

The case was taken up in **309th meeting held on 09.01.2025**. The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 13.01.2025.

A detailed discussion was held by the Committee on the submissions made by PP as well as documents produced in support of its case. After due deliberations, the Committee discussed the case under violation category and the committee after detailed deliberations on the information presented by the project proponent and as per Hon'ble Supreme Court order dated 06.01.2025 in Special Leave Petition (Civil) Diary No(S). 49103/2024 (copy enclosed), unanimously decided to **recommend** the case to SEIAA for Grant of **Terms of Reference** and **Additional Terms of Reference** (**under violation**) for undertaking EIA and preparation of Environment Management Plan (EMP):-

1. Action to be taken against the project proponent under the provisions of the Section 15 read with Section 19 of the Environment (Protection) Act, 1986, and no OC, Consent to Operate or Consent to Establish shall be granted for violation part of the project.
2. The Project Proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource augmentation plan with the SPCB prior to the grant EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority as per SoP of MoEF&CC dated 07.01.2021 for violation projects.
3. Detailed SoP dated 07.07.2021 regarding grant of EC to violation cases to be considered the action on merits. The action may be initiated under Section 15 read with Section 19 of the EP Act, 1986.

Standard Terms of References (ToR)

1. Project site details (location, toposheet of the study area of 10 km, coordinates, Google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage).
2. Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Development Authorities, Local Body, Water Supply & Sewerage Board, etc.
3. Land acquisition status, R & R details.
4. Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km – Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
5. Baseline environmental study for ambient air ($PM_{10,}$ $PM_{2.5}$, SoZ, NOx & CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at Minimum 5 locations in the study area of 10 km.
6. Details on flora and fauna and socio-economic aspects in the study area. Likely impact of

the project on the environmental parameters (ambient air, surface and ground water, land, flora and fauna and socio-economic, etc).

7. Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
8. Waste water management (treatment, reuse and disposal) for the project and also the study area.
9. Management of solid waste and the construction & demolition waste for the project vis-à-vis. the Solid Waste Management Rules, 2016 and the Construction & Demolition Rules, 2016.
10. Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phase of the project as per ECBC Act read with rules made there under.
11. Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
12. Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation.
13. The remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited consultants.

Additional Terms of Reference (in addition to above mentioned condition no.1, 2 & 3):

1. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isoplets) of PM10, PM2.5, SO_2, NO_2, CO vis a vis wind rose diagram
2. The PP should submit incremental load statement with respect to existing approved capacity.
3. The PP should submit proper solid waste management plan with respect to provision of new waste management rules for all types of waste generated with details of provisions of organic waste converter within the project site.
4. The PP should submit land use cover map of site and surrounding study area based on satellite images.
5. The PP should submit energy saving details from the project and detailed ECBC compliance with percentage energy savings.
6. The PP should submit Traffic circulation management plan.
7. The PP should submit EMP provisions and compliance thereof.
8. The PP should enclose all analysis reports of Air, Water, Soil, Noise etc. from MoEF& CC/NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project.
9. The PP in EIA/EMP report should enclosed credible legal action u/s 19 read with section 15 of EPA initiated against the owned by State Govt./SPCB.
10. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted.
11. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern.
12. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS maintained on the basis of retention time.
13. The PP shall submit the seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory.
14. The PP shall submit the sun simulation path study for building orientation.
15. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.
16. The PP shall submit the design and location of lighting arrestors for multi storied buildings.

17. The PP shall submit the Geo Technical studies of project area.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 195th meeting of SEIAA held on 28.01.2025. The project proponent appeared before the Authority and presented its case. After due deliberations, The Authority, considering recommendations of the State Expert Appraisal Committee (SEAC), decided to approve TOR under violation category to M/s Pacific Development Corporation Limited and directed to the project proponent to prepare EIA report by using TOR and Additional Terms of Reference (under violation) as followings:-

1. The Project Proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource augmentation plan with the SPCB prior to the grant EC.
2. The quantum shall be recommended by the SEAC and finalized by the Authority. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the Authority as per SoP of MoEF&CC dated 07.01.2021 for violation projects

Item No. 195.12
Dated : 28.01.2025

Term of Reference (ToR under Violation) for the "Accord Super Speciality Hospital" located at Village Budhena, Sector 86, Faridabad, Haryana by M/s SCL Healthcare Private Limited.

The Project Proponent submitted online Proposal No. **SIA/HR/INFRA2/469852/2024 dated 18.04.2024** for obtaining **ToR (under violation)** under Category **8(a)** of EIA Notification dated 14.09.2006 and is subsequent amendment under violation category. The PP submitted the scrutiny fee of **Rs. 2,00,000/- vide DD No. 513654 dated 23.08.2024.**

Appraisal & Recommendations of SEAC:

The case was taken up in **309th meeting held on 09.01.2025.** The PP and consultant appeared before the committee. The committee discussed the case and raised some observations to which PP replied alongwith an affidavit dated 13.01.2025.

A detailed discussion was held by the Committee on the submissions made by PP as well as documents produced in support of its case. After due deliberations, the Committee discussed the case under violation category and the committee after detailed deliberations on the information presented by the project proponent and as per Hon'ble Supreme Court order dated 06.01.2025 in Special Leave Petition (Civil) Diary No(S). 49103/2024 (copy enclosed), unanimously decided to **recommend** the case to SEIAA for Grant of **Terms of Reference** and **Additional Terms of Reference** (**under violation**) for undertaking EIA and preparation of Environment Management Plan (EMP):-

1. Action to be taken against the project proponent under the provisions of the Section 15 read with Section 19 of the Environment (Protection) Act, 1986, and no OC, Consent to Operate or Consent to Establish shall be granted for violation part of the project.
2. The Project Proponent shall be required to submit a bank guarantee equivalent to the amount of remediation plan and natural and community resource augmentation plan with the SPCB prior to the grant EC. The quantum shall be recommended by the SEAC and finalized by the regulatory authority. The bank guarantee shall be released after successful implementation of the EMP, followed by recommendations of the SEAC and approval of the regulatory authority as per SoP of MoEF&CC dated 07.01.2021 for violation projects.
3. Detailed SoP dated 07.07.2021 regarding grant of EC to violation cases to be considered the action on merits. The action may be initiated under Section 15 read with Section 19 of the EP Act, 1986.

Standard Terms of References (ToR)

1. Project site details (location, toposheet of the study area of 10 km, coordinates, Google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage).
2. Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Development Authorities, Local Body, Water Supply & Sewerage Board, etc.
3. Land acquisition status, R & R details.
4. Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km – Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
5. Baseline environmental study for ambient air ($PM_{10,}$ $PM_{2.5}$, SoZ, NOx& CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at Minimum 5 locations in the study area of 10 km.
6. Details on flora and fauna and socio-economic aspects in the study area. Likely impact of the project on the environmental parameters (ambient air, surface and ground water, land, flora and fauna and socio-economic, etc).

7. Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
8. Waste water management (treatment, reuse and disposal) for the project and also the study area.
9. Management of solid waste and the construction & demolition waste for the project vis-à-vis. the Solid Waste Management Rules, 2016 and the Construction & Demolition Rules, 2016.
10. Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phase of the project as per ECBC Act read with rules made there under.
11. Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
12. Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived due to violation.
13. The remediation plan and the natural and community resource augmentation plan to be prepared as an independent chapter in the EIA report by the accredited consultants.

Additional Terms of Reference in addition to condition no.1, 2 & 3 above:

1. The PP shall submit complete history and chronology of the project as to why they have applied under violation category for hospital.
2. The PP shall submit latest photographs of the project site.
3. The Project Proponent shall submit assessment of ecological damage, remediation plan and natural and community resource augmentation plan since its construction being violation case which shall be later incorporated as an independent chapter in the environment impact assessment report as follows:
   a. Ecological Damage
   b. Remediation plan
   c. Natural and community resource augmentation plan with quantification
4. The PP should submit key plan of sampling locations, primary micromet data, DG/Vehicular data, DAT files (input and output), dispersion models (isoplets) of PM10, PM2.5, SO_2, NO_2, CO vis a vis wind rose diagram
5. The PP should submit incremental load statement with respect to existing approved capacity.
6. The PP should submit proper solid waste management plan with respect to provision of new waste management rules for all types of waste generated with details of provisions of organic waste converter within the project site.
7. The PP should submit Land use cover map of site and surrounding study area based on satellite images.
8. The PP should submit energy saving details from the project and detailed ECBC compliance with percentage energy savings.
9. The PP should submit Traffic circulation management plan.
10. The PP should submit tangible EMP provisions and compliance thereof.
11. The PP should enclose all analysis reports of Air, Water, Soil, Noise etc. from MoEF& CC/NABL Laboratory with scope of accreditation along with range of testing. All original reports should be available during approval of project.
12. The PP in EIA/EMP report should enclosed credible legal action u/s 19 read with Section 15 of EPA initiated against the owned by State Govt./SPCB.
13. The PP should submit the status report from RO, MoEF&CC/HSPCB Chandigarh of the earlier EC granted, if any.
14. The PP should submit contour plan indicating level of proposed site in terms of drainage pattern.

15. The Hydraulic design with dimensions of each components of STP (MBBR technology), MLSS maintained on the basis of retention time.
16. The PP shall submit the Seasonal data of air, water (ground & surface) soil, noise along with test reports from accredited laboratory.
17. The PP shall submit the sun simulation path study for building orientation.
18. The PP shall submit the Traffic study and incremental load analysis with current status of connecting roads.
19. The PP shall submit the Design and location of lighting arrestors for multi storied buildings.
20. The PP shall submit the Geo Technical studies of project area.
21. The PP shall submit time schedule of completion of RWH and STP.
22. The PP shall submit affidavit regarding pendency/non pendency of any Court Case.
23. The PP shall submit the Geo Tech pictures of the green area.
24. The PP shall submit CA certificate of the project.
25. The PP shall ensure that treated or untreated ETP water be not mixed with STP water and also not being discharged in public sewer without treatment.
26. The PP shall submit copy of approved Building Plan.
27. The ETP water shall be re-used for other purposes within project except for gardening purpose.
28. The PP shall submit details of all the approvals obtained for project site.
29. The PP shall submit authorisation/NoC letter for the numbers of beds in the hospital.
30. The PP shall submit justification regarding number of doctors engaged in the hospital.
31. The PP shall submit detail and procedure of disposal of biomedical waste generated from the hospital.
32. The PP shall submit duly signed revised and legible plans with correct calculations.
33. The PP shall submit the clarification regarding the area in zoning.
34. The PP shall submit the detail of green achieved at the project site.

FINDINGS AND DECISION OF THE AUTHORITY (SEIAA):

The case was taken up during the 195th meeting of SEIAA held on 28.01.2025. The project proponent appeared before the Authority and presented its case and the project proponent submitted following details as under:

1. That, the Zoning plan was approved on 20.08.2018 for Hospital and Research Institute for a land measuring 19323.47 sqm.
2. Layout plan was approved on 14.11.2018 by Municipal Corporation Faridabad for plot area 19323.47 sqm and built-up area of 18753.748 sqm.
3. That, Since, the built-up area less than 20,000 Sqm therefore EC was not applicable, Consequently, CTO was obtained from HSPCB Haryana on 21.04.2020 for built-up area18753.748 sqm and construction commenced accordingly.
4. That, to expedite completion in light of the COVID-19 pandemic, construction work progressed rapidly at the project site ant it was completed by February 2022.
5. The expansion of the area was undertaken in accordance with government notifications issued under F.No.Z.2801320/2021-MS dated 19.07.2021 (Annexure 5) during the COVID-19 pandemic. This measure was specifically implemented to address the urgent demand for essential healthcare facilities, including oxygen cylinders and other critical medical resources. Given the severity of the pandemic and the imperative need to strengthen healthcare infrastructure, the expansion was carried out to ensure an effective response to the crisis effectively
6. That, the CTO application was submitted on 21.02.2022 even before the issuance of Occupation Certificate and CTO was obtained 22.03.2022 from HSPCB over built-up area 18753.748 sqm
7. That, due to an inadvertent error, the achieved built-up area exceeded the permissible limits

reaching 21,451.027 Sqm as reflected in the Occupancy certificate issued after compounding by Municipal Corporation Faridabad.

8. That, the Hon'ble Supreme Court of India, vide its Civil Appeal No. 4795 of 2021 M/s Pahwa Plastic Pvt. Ltd. vs Dastak NGO order dated 25.03.2022 has stated that "National Green Tribunal - Ex post facto environmental clearance should not be granted routinely, but in exceptional circumstances taking into account all relevant environmental factors. National Green Tribunal Act, 2010, Section 22 Establishment Environmental Clearance -Whether establishment employing about 8000 workers, which has been set up pursuant to Consent to Establish (CTE) and Consent to Operate (CTO) from concerned statutory authority and has applied for ex post facto EC can be closed down pending issuance of EC, even though it may not cause pollution and/or may be found to comply with required pollution norms? Held, ex post facto environmental clearance should not be grunted routinely, but in exceptional circumstances taking into account all relevant environmental factors-Where the adverse consequences of denial of ex post facto approval outweigh the consequences of regularization of operations by grant of ex post facto approval and establishment concerned otherwise conforms to requisite pollution norms, ex post facto approval should be given in accordance with law, in strict conformity with applicable Rules, Regulations and/or Notifications Deviant industry may be penalised by imposition of heavy penalty on principle of polluter pays and cost of restoration of environment may be recovered from it Therefore, order that establishments such as manufacturing units of Appellants, which did not have prior Environmental cannot be allowed to operate
9. That, the project proponent hereby agree to adhere to the order for this project issued by Supreme Court and High Court abide by the same in true spirit.
10. That, in light of these circumstances, we respectfully seek the grant of ToR to facilitate compliance with MoEF&CC guidelines and to present the requisite Environmental Management Plan (EMP) and Damage Assessment Plan (DAP) and submit the requisite penalty as outlined in the guidelines established by MoEF&CC for violation projects.

After due deliberations, The Authority, considering recommendations of the State Expert Appraisal Committee (SEAC), decided to approve TOR to M/s SCL Healthcare Private Limited and directed to the project proponent to in view of the fact that it is a special services organization prepare EIA report by using TOR and Additional Terms of Reference (under violation) as per following:

1. Detailed SoP dated 07.07.2021 regarding grant of EC to violation cases to be considered the action on merits.